Davidson County DEEDWARR
Recvd: 09/06/07 15:14 2 pgs
Fees:13.00 Taxes:1080.40

20070906-0107263

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

R-HD-07-0113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lannie B. Holland	SAME	
113 Barton Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		62-264.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY T. EATON, INDIVIDUALLY AND DBA VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LANNIE B. HOLLAND AND WIFE, DIANNE H. HOLLAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, BARTON LANE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060404-0037971, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PHILLIP POTTER AND DANNY T. EATON (A/K/A DAN EATON) TO DANNY T. EATON, INDIVIDUALLY, AND D/B/A AND VINTAGE BUILDERS AS RECORDED ON THE 29TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061129-0147502 AND PART OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JACKIE COLEMAN STROUD AND WIFE, GAIL ALEXANDER STROUD TO PHILLIP POTTER AND DAN EATON AS RECORDED ON THE 4TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060404-0037971, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20061211-0152572; BOOK 1163, PAGE 341; BOOK 1198, PAGE 525; INST. NO. 200000720-0071648; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 113 Barton Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2007.

Danny T. Eaton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny T. Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL) ADAM LAYOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903