WARRANTY DEED

REBECCA L. LOREE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2007

Notary Public

MY COMMISSION EXPIRES JANUARY 17, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel B. Oldham	SAME AS NEW OWNER	075.07-0-198.00
(NAME)	(NAME)	
219 Robin Hill Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Roger Dale Holland, Jr., and wife, Penny Holland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. Oldham, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23-A of the Zone Lot Division of Lots 23 thru 27, 29 thru 35, 37 thru 43 and 45, 46 and 48, Rachel's Square, Section 2, as of record in Plat Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Roger Dale Holland, Jr. and wife, Cynthia D. Holland by Trustee's Deed from William Lamar Newport, Trustee, dated December 21, 1992, and recorded January 12, 1998, in Book 10755, page 661, Register's Office for Davidson County, Tennessee. The said Cynthia D. Holland (aka Cynthia Denise Holland) having conveyed her interest in the subject property to Roger Dale Holland, Jr. by Quitclaim Deed of record as Instrument No. 20040416-0042982, said Register's Office.

Grantee is married; however, neither he nor any member of his family will occupy said real property as homestead. Property is purchased by grantee as investment property only.

unimproved

This is improved ✓ property, known as 701 Rachels Trail, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 31st day of December, 2007.

Roger Dale Holland, Jr.

Penny Holland

Penny Holland

Davidson County DEEDWARR
Recvd: 01/02/08 09:05 2 pgs
Fees:13.00 Taxes:166.50

20080102-0000097

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Holland, Jr. and Penny Holland , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 31st day of December, 2007.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 17, 2010

REBECCA L. LOREE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY