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Davidson County DEEDWARR
Recvd: 10/27/08 10:20 2 pg:
Fees:13.00 Taxes:3289.30
20081027-0106936

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(DM) Title No: 49604
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph C. Davis, LLC, a Tennessee Limited Liability Company 3415 West End Avenue Suite 406 Nashville, Tennessee 37203	New Owner

TAX MAP-PARCEL NUMBERS: 10413001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$889,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott L. Holder and spouse, Suzanne R. Holder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph C. Davis, LLC, a Tennessee Limited Liability Company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 of Block F on the Map of Bransford Realty Company's Subdivision of Lots in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 49 of Block F fronts 70 feet on the easterly margin of Wilson Avenue, now know as Cantrell Aveenue, and extends back between parallel lines 200 feet, with the northerly margin of Rolland Road to a dead line.

Being the same property conveyed to Suzanne R. Holder and spouse, Scott L.. Holder by Warranty Deed from Herbert R. Crockett and spouse, Patricia Anne Crockett, dated May 22, 2000 and recorded on May 25, 2000 of record in Doc. No. 20000524-0051949, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 53, said Register's Office. Order before the Metropolitan Board of Zoning Appeals for a variance for construction of a carport of record in Doc. No. 20040211-0016710, said Register's Office.

This is improved property, known as: 218 Cantrell Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 2008.

Scott L. Holder

Suzanne R. Holder

State of TENNESSEE
County of DAVIDSON

On this 16th day of October, 2008 , before me the undersigned authority, personally appeared Scott L. Holder and Suzanne R. Holder , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissior Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $889,000.00

Affiant

Sworn and subscribed before me this the 16th day of October, 2008

Notary Public

My Commission Expires: CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010