Return to: First Title and Escrow Company, Inc.
File Number 28108 Box 9B

Davidson County DEEDWARR
Recvd: 12/02/08 15:28 2 pgs
Fees:13.00 Taxes:699.30

20081202-0117016

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45873

# WARRANTY DEED

GEORGE F. MUDER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Amy Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amy Smith | First Tennessee Bank | MAP 08216026101 |
| 904 Fatherland Street | 300 Court Street 7th Floor | |
| Nashville, TN, 37206 | Memphis, Tennessee 38103 | |

FOR AND IN 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/WE,

**Cathy L. Holmes, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Amy Smith**, Unmarried

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 part of an unnumbered tract on the Plan of Barrow's Addition to Edgefield of record in Book 1, page 13, of the Chancery Court in Nashville, Tennessee.**

**Beginning at a point in the southerly margin of Fatherland Street north 61 deg. 30 minutes East 100 feet from the southeasterly corner of the intersection of Fatherland and south 9th Streets; thence with the southerly margin of said Fatherland Street north 61 deg. 3 minutes east 50 feet to an iron pin; thence south 28 deg. 30 minutes East 195 feet, more or less, to an iron pin in the northerly margin of an alley; thence with the same South 61 degrees West 50 feet to an iron pin; thence North 28 degrees 30 minutes West, 195 feet, more or less, to the beginning.**

**Being the same property conveyed to Cathy L. Holmes, Unmarried, by deed dated July 27, 2004, from Lewis Graham, Unmarried, of record in Instrument Number 20040818-0099687, Register's Office for Davidson County, Tennessee.**

**Restrictive Covenants of record in Deed Book 3368, Page 23 and Book 3375, Page 345, Register's Office of said County.**

**This conveyance is subject to any and all existing easements and restrictions as shown of record.**

Unimproved ( )
This is improved ( X) property known as 904 Fatherland Street, Nashville, TN 37206

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 my/our hand(s) this 24th day of November, 2008

Cathy L. Holmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Cathy L. Holmes, Unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 2008.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010