THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Smith Pitts, PLC
5210 Maryland Way, St 201
Brentwood, TN 37027

From: Ramona M. Bailey, Trustee of the Susie Mae McJimpsey Irrevocable Trust, dated August 1,1995, as Trustee of such Trust

To: Brent Holder

Davidson County DEEDWARR
Recvd: 12/05/08 14:50 2 pgs
Fees:13.00 Taxes:270.10
20081205-0118077

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Brent Holder 2008 26th Avenue North Nashville, TN 37208	NEW OWNER	081-06-0-263.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Affiant

Subscribed and sworn to before me this 26th day of September, 2008.

Notary Public
My Commission Expires: 9-19-2011

MICHELLE MANGRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ramona M. Bailey, Trustee of the Susie Mae McJimpsey Irrevocable Trust, dated August 1,1995, as Trustee of such Trust**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Brent Holder, A Single Man**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of LaVergne, Rutherford County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Carolann Acres, as of record in Book 2083, page 30, Register's Office for said County.

Said Lot No.5 fronts 60 feet on the easterly side of 26th Avenue North and runs back between lines, 231.3 feet on the southerly line and 231.4 feet on the northerly line, to a dead line in the rear, **measuring 60 feet.**

Being the same property conveyed to Ramona M. Bailey, Trustee of the Susie Mae McJimpsey Irrevocable Trust, dated August 1,1995, as Trustee of such Trust by QuitClaim Deed from Susie Mae Brannon McJimpsey of record in Book 9760, Page 98, said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2008 26th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 26th day **of November 2008.**

Ramona M. Bailey, Trustee

Ramona M. Bailey, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramona M. Bailey, Trustee for Susie Mae McJimpsey Irrevocable Trust,dated August 1, 1995 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Trustee for Susie Mae McJimpsey Irrevocable Trust,dated August 1, 1995 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 26th day of November 2008.

Michelle Mangrum
Notary Public

My Commission Expires: 9-19-2011

MICHELLE MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY