THIS INSTRUMENT PREPARED BY:
R. ERIC THORNTON, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT2165-01

Based on the information provided by the parties; No title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20090042750 DEEDWARR
Recvd: 06/26/09 08:39 2 pgs
Fees:13.00 Taxes:370.00
20090626-0059414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND 00/100 ($100,000.00) DOLLARS, Cash in Hand paid by WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND, the receipt of which is hereby acknowledged, I, WALTER L. HOLLAND, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Walter L. Holland by deed from Craig Homes, Inc., a Tennessee corporation, dated June 29, 2001, and of record as Instrument No. 20010703-0070580 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 9700, Pages 976 and 977; all matters appearing on the Plan of record in Plat Book 9700, Page 731; restrictions of record in Book 11149, Page 641 and as amended in Book 11313, Page 436; Charter of record in Book 11595, Page 877; dedication of common areas of record as Instrument No. 20000407035204; and easements of record in Book 437, Page 21; Book 11540, Page 798; Book 2244, Page 13; Book 3463, Page 126; Book 3852, Page 679; Book 4607, Page 484; and Book 7269, Page 389; all of record in the Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND, their heirs and assigns, forever. And I do covenant with the said WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of 2009 Davidson County property taxes. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 14 day of June, 2009.

Walter L. Holland
WALTER L. HOLLAND

STATE OF Missouri
COUNTY OF Platte

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WALTER L. HOLLAND, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 14th day of June, 2009.

CARRIE L. HUTCHISON
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Sep. 13, 2009
Commission #05409583

Carrie Hutchison
NOTARY PUBLIC

My Commission Expires: 9-13-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $100000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Walter B. Holland Jr.
AFFIANT

Sworn to and subscribed to before me this 24th day of June, 2009.

Karen S. Rainey
NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-26-2011

My Commission Expires: 2/26/2011

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Map-Parcel:
149-12-B-064.00CO

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
WALTER B. HOLLAND, JR. and wife, VICKI L. HOLLAND
161 College St. S
McEwen, TN 37101