WARRANTY DEED

G-KW-09-2332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,600.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/3/12
(AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya R. Thompson	SunTrust Mortgage, Inc.	
2332 Carter Avenue (ADDRESS)	(NAME) 1001 Semmes Ave.	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(ADDRESS) Richmond, VA 23224 (CITY) (STATE) (ZIP)	83-4-183.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD LEE HOLMAN JR., AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONYA R. THOMPSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, ROSEBANK SUBDIVISION OF THE J.W.C. CHURCH TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 89, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RICHARD LEE HOLMAN, JR., AN UNMARRIED MAN AND SHEILA HOLMAN, AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS HUSBAND AND WIFE TO RICHARD LEE HOLMAN JR., AN UNMARRIED MAN AS RECORDED ON THE 23RD DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070123-0009242 AND WARRANTY DEED FROM FRANK R. MCCOOL, UNMARRIED TO RICHARD LEE HOLMAN, JR. AND WIFE, SHEILA HOLMAN AS RECORDED ON THE 29TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031229-0183389, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2332 Carter Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090074999 DEEDWARR
Recvd: 11/03/09 14:05 2 pgs
Fees:13.00 Taxes:444.00
20091103-0101579

Witness my/our hand(s) this 2nd day of November, 2009.

Richard Lee Holman Jr.

STATE OF ~~Tennessee~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lee Holman Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2009.

Notary Public

My Commission Expires: 2-22-2013

SEAL

JENNIFER KEAGGY
Notary Public - Arizona
Maricopa County
My Commission Expires
February 22, 2013

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903