RETURN TO:
Box 13
Advantage Title & Escrow
3354 PERIMETER HILL DR
SUITE 142
NASHVILLE, TN 37211
615-777-2011 15434

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 16th day of November 2009.

Notary Public
My commission expires: 3/20/2010

BILL GARRETT, Davidson County
Trans:T20090079770 DEEDWARR
Recvd: 11/24/09 10:22 2 pgs
Fees:13.00 Taxes:924.63
20091124-0107938

Address of New Owner:	Send Tax Bills to:	Tax Information
Charley Thompson	Fifth Third Mortgage	155100A08400CO
112 Sequoyah Ln.	5001 Kingsley Dr.	
Nashville TN 37221	Cincinnati, OH 45527	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert G. Holt and wife Linda J. Holt hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charley Thompson and wife Tammy L. Harris hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of McCrory Trace Estates, as of record in Book 6900, pages 720-723, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert G. Holt and wife, Linda J. Holt by deed from Robert F. Clark and wife, Donna M. Clark of record in Instrument No. 20011231-0145265, Register's Office for Davidson County, Tennessee, dated 12/21/2001.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of McCrory Trace Estates of record in Book 6900 Page 720-722, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7241 page 597, Book 7576, page 846, Book 7576, 822, Book 7576, page 831, and Book 7825, page 429 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for McCrory Trace Homeowners Association of record in Book 7576 Page 831 5) Charter of

McCrory Trace Homeowner's association of record in Book 7576 Page 821 6) Easement to Harpeth Valley Utility of record in Instrument No. 20021104-0134797

This property is improved property known as 112 Sequoyah Ln., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 16th day of November, 2009.

Robert G. Holt

Linda J. Holt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert G. Holt and Linda J. Holt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of November, 2009.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY