BILL GARRETT, Davidson County
Trans:T20100019305 DEEDWARR
Recvd: 04/05/10 09:32 2 pgs
Fees:13.00 Taxes:296.00
20100405-0024777

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2010. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Address New Owner As Follows: Michael T. Holland 782 Fitzpatrick Road Nashville, TN 37214	Send Tax Bills To: Michael T. Holland 167 Jefferson Square Nashville, TN 37215	Map-Parcel Number: 096 16 0 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW JONES**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL T. HOLLAND**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lo t 265-A, Zone Lot Division, Lots 260 thur 265 and Lot 267, Section Three, Larchwood as of record in Book 6250, page 40, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Conrad C. Jones by deed from Samuel R. Pierce, Jr. by deed of record in Book 6211, page 92, Register's Office for Davidson County, Tennessee. The said Conrad C. Jones died intestate on October 4, 2009, leaving the subject property to his sole heir, Andrew Jones.

This is not the principal place of residence of the Grantor, or the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 40, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 540, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 8706, page 69, Register's Office for Davidson County, Tennessee.

This is improved property known as: **782 Fitzpatrick Road, Nashville, TN 37214.**

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind my self, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of April, 2010.

Andrew Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW JONES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of April, 2010

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011