Davidson County DEEDWARR
Recvd: 03/24/05 15:36 2 pgs
Fees:13.00 Taxes:656.75
20050324-0032287

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value (whichever is greater) is $177,500.00

Robert L Herbert Sr.
Affiant

Subscribed and sworn to before me, this 11th day of March, 2005.

Notary Public

My Commission Expires: 11/22/08

Return to:
Advantage Title & Escrow
109 Kenner Ave
Nashville, TN 37205
615-252-[illegible]
#1581

THIS INSTRUMENT PREPARED BY:
ANNA G. EVERTON, ESQ.
4525 Harding Place, Suite 323
Nashville, TN 37205

ADDRESS NEW OWNERS:

SANDRA J. HOLTZCLAW
ROBERT L. HERBERT, SR.
5116 Hickory Grove Drive
Antioch, TN 37013

SEND TAX BILL TO:

Wells Fargo Home Mortgage ~~Same~~
P.O. BOX 10304
Des Moines, IA 50306-0304

MAP-PARCEL NOS:

176-05-100

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; the undersigned, **Rex Matts, Successor Trustee of Trust A of The Sam L. Matts Family Trust dated May 20, 1999, a Revocable Trust, but not further or otherwise,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey to **Sandra J. Holtzclaw and husband, Robert L. Herbert, Sr.**, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 62 on the Plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900, page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeanine Matts, Trustee of Trust A of the Sam L. Matts Family Trust dated May 20, 1999, a Revocable Trust, by deed from Jeanine Matts, unmarried, of record in Instrument No. 20020213-0018796, Register's Office for Davidson County, Tennessee. The said Jeanine Matts, Trustee, having since died thus vesting the subject property in Rex Matts as Successor Trustee under the provisions of Trust A of the Sam L. Matts Family Trust. Certificate of Trust Recorded prior herein in Inst. # 20050324-0032286 Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 taxes a lien, not yet due and payable, to be prorated and assumed by Grantees.

2. Any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 5116 Hickory Grove Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantor, but not otherwise.

WITNESS my hand this 25TH day of February, 2005.

THE SAM L. MATTS FAMILY TRUST, TRUST A, A REVOCABLE TRUST

By: Rex Matts
Rex Matts, Successor Trustee

STATE OF West Virginia)
COUNTY OF Morgan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rex Matts** as **Successor Trustee of Trust A of the Sam L. Matts Family Trust, a Revocable Trust**, 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 as such Successor Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Berkeley Springs, West Virginia, this 25 day of February, 2005.

Huberta S Shade
Notary Public

My Commission Expires: June 27, 2011

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
HUBERTA S. SHADE
CITIZENS NATIONAL BANK
P. O. BOX 130
BERKELEY SPRINGS, WV 25411-0130
My commission expires June 27, 2011