Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/10/06 11:12 2 pgs
Fees:13.00 Taxes:980.50
20060710-0082331

W & I Ref:(_____) Title No: 47907
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Holcombe Emily Holcombe 2914 Snowden Road Nashville, Tennessee 37204	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 11809017800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen Menking ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Holcombe and spouse, Emily Holcombe** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sutton Hill, Section of Marengo Park of record in Book 974, page 67, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the easterly margin of Snowden Road and extends back between parallel lines 191.2 feet to a dead line in the rear.

Being the same property conveyed to Ellen A. Menking, an unmarried person by deed from Virginia Ann Hudson, an unmarried person of record in Book 11642, page 307, Register's Office for Davidson County, Tennessee.

Jack Jezioro spouse of Ellen A. Menking joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, page 67 , said Register's Office, which Plan shows 50 foot minimum building set back line from Snowden Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as: 2914 Snowden Road, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2006.

Ellen Menking

Jack Jezioro

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2006 , before me the undersigned authority, personally appeared Ellen Menking and Jack Jezioro, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2006

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____ Notary Public