RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
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20080122-0006540

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of January, 2008, by and between JAMES S. BOGLE, ADMINISTRATOR OF THE ESTATE OF THERESA ADELAID PARDUE, A/K/A THERESA ADELAIDE PARDUE, A/K/A T.A. PARDUE, DECEASED, hereinafter called Grantor, and JASON D. HOLLEMAN and MARGARET M. HOLLEMAN, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES S. BOGLE, ADMINISTRATOR OF THE ESTATE OF THERESA ADELAID PARDUE, A/K/A THERESA ADELAIDE PARDUE, A/K/A T.A. PARDUE, DECEASED, as Grantor, does hereby bargain, sell, transfer and convey unto JASON D. HOLLEMAN and MARGARET M. HOLLEMAN, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4210 PARK AVENUE, NASHVILLE, TENNESSEE 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

JAMES S. BOGLE, ADMINISTRATOR OF THE ESTATE OF THERESA ADELAID PARDUE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES S. BOGLE, ADMINISTRATOR OF THE ESTATE OF THERESA ADELAID PARDUE, A/K/A THERESA ADELAIDE PARDUE, A/K/A T.A. PARDUE, DECEASED, the within named bargainors, 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, at Madison, Tennessee, on this the 18TH day of January, 2008.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JASON D. HOLLEMAN and MARGARET M. HOLLEMAN

~~1508 HERMOSA AVENUE~~ 4209 Park Avenue
~~NASHVILLE, TN 37209~~ Nashville, TN 37209

Property Address:

4210 PARK AVENUE, NASHVILLE, TENNESSEE 37209

Person Responsible for Taxes:

FirstBank

6110 Shallowford Road Suite 2

Chattanooga, TN 37421

Map & Parcel #: MAP 91.16, PARCEL 177.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$180000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18TH day of **January, 2008.**

Notary Public

My Commission Expires: 03.22.2008

~~XXXXXXXX~~

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8099

EXHIBIT 'A'

Being Lot No. 8 of Block 1 on the Map of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the north side of Park Avenue and runs back between parallel lines, along the east margin of 43rd Avenue North, 150 feet to an alley.

BEING the same property conveyed to T.A. Pardue, Single, by Warranty Deed from Mrs. Hattie Mills, a widow, of record in Book 2745, page 481, Register's Office for DAVIDSON County, Tennessee. T.A. Pardue has since died on November 8, 2005, unmarried and intestate, and her estate is being probated in the Probate Court for Davidson County, Tennessee, Docket No,. 06P-87. By Agreed Order filed on January 16, 2008, James S. Bogle, has been given the power convey the herein property to the buyers set forth herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 91.16, PARCEL 177.00).
2. All matters as set forth on the Plat of record in Book 57, page 103, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.