This Instrument Prepared by:
T. Derryberry
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0904096
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No.0904096

BILL GARRETT, Davidson County
Trans:T20090022779 DEEDWARR
Recvd: 04/06/09 13:42 2 pgs
Fees:13.00 Taxes:684.50
20090406-0031234

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$185,000.00**

Affiant & Agent

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 3rd day of April, 2009

Notary Public
My commission expires: 5/2/09

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Holly Combs 1901 Murfreesboro Pike #174 Nashville, TN 37211	Pinnacle National Bank, ISAOA 211 Commerce Street, Suite 300 Nashville, TN 37201	146 08 0 182.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Deborah A. Olague an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holly Combs,** hereinafter called the Grantees, their heirs, successors 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. 350 on the Plan of Section Five, Crieve Hall Estates as of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Being that same property conveyed to Deborah A. Olague by Quitclaim Deed dated January 21st, 2009 and recorded on January 22, 2009 of record in Instrument No. 20090122-005599, Register's Office for Davidson County, Tennessee.

BEING that same property previously conveyed to Deborah A. Olague a 99% interest and Ronald Olague, a 1% interest from Deborah A. Olague by Quitclaim Deed dated July 27th, 2007 and recorded on July 30th, 2007 of record in Instrument No. 200707300090144, Register's Office for Davidson County, Tennessee.

BEING that same property previously conveyed to Deborah A. Olague from Ronald Olague and wife, Lilda Olague by Warranty Deed dated December 14, 2006 and recorded on December 19, 2006 of record in Instrument No. 20061219-0156103, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2009 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **5008 Timberhill Dr, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Deborah A. Olague, sign this Warranty Deed on this the 04/03/09SR}}.

Deborah A. Olague

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 **Deborah A. Olague,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of April, 2009

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010