Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me this 11th day of March, 2010.

Notary Public
My commission expires: 7/16/12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1003-73831

Address of New Owner:	Send Tax Bills to:	Tax Information
Karmelle L. Oswald	New Owner	80s January
~~201 Woodland Court~~ 307 Crosswinds DR.	307 Crossroads Drive	
Hermitage TN 37076	Mt. Juliet TN 37122	
~~XXXXXXXXXXXXXXXX~~ MT. JULIET, TN 37122		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl P. Holyfield, Jr. and wife, Fredi F. Holyfield**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karmelle L. Oswald**, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl P. Holyfield, Jr. and wife, Fredi F. Holyfield by deed from Joseph H. Kielbasa, an unmarried person, dated January 19, 1990, recorded January 21, 1990, of record in Book 8136, Page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **201 Woodland Court, Hermitage, TN 37076**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20100014791 DEEDWARR
Recvd: 03/12/10 11:02 2 pgs
Fees:13.00 Taxes:536.50
20100312-0019033

WITNESS my hand this 11th day of March, 2010.

Carl P. Holyfield, Jr.

Fredi F. Holyfield

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carl P. Holyfield, Jr. and Fredi F. Holyfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN this 11th day of March, 2010.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12