This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
150 Uptown Sq., Suite C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL:
149-2-86

NAME & ADDRESS OF NEW OWNER:
Wendy M. Egles
913 Split Oak Drive
Antioch, TN 37013

SEND TAX BILLS TO:
1st Trust Bank for Savings
P.O. Box 172207
Memphis, TN 38187-2207

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JERRY M. HOLSCLAW**,"Grantor(s)" has this day bargained and sold and does hereby transfer and convey unto **WENDY M. EGLES, AN UNMARRIED PERSON,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in the Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 67, on the Plan of Oakwood Subdivision, Phase Two, Section One, as shown by plat appearing of record in Plat Book 7900, page 126, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jerry M. Holsclaw, by Warranty Deed from Joeseph John Markiewicz and wife, Jan J. Markiewicz, dated October 12, 1992, appearing of record in Book 8761, page 385, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters appearing of record in Plat Book 7900, page 126; Restrictive Covenants of record in Deed Book 7981, page 478, and corrected in Book 8313, page 17, and in Book 9237, page 1, and amended in Book 8038, page 838, and further amended in Book 9781, page 982, and in Book 10650, page 785; Charter of Oakwood Subdivision, Phase Two, Section One, of record in Book 7954, page 509, and in Book 8013, page 624 (corrected); Articles of Incorporation of record in Book 7954, page 508, and in Book 7981, page 474, Register's Office for Davidson County, Tennessee.

Vicki Holsclaw, hereby joins in the execution of this instrument for the purpose of conveying all of her rights in the described property by virtue of her marriage to Jerry M. Holsclaw.

This is improved property known as: **913 Split Oak Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves and their assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20100069320 DEEDWARR
Recvd: 11/02/10 09:13 2 pgs
Fees:13.00 Taxes:458.80
20101102-0087571

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of October, 2010.

Jerry M. Holsclaw **Vicki Holsclaw**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Jerry M. Holsclaw and Vicki Holsclaw** the within named bargainor(s), 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 and official seal in Murfreesboro, Tennessee, on this the 29th day of October, 2010.

NOTARY PUBLIC

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/20/2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$124,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of October, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY