WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of August, 2011

Notary Public
My Commission expires: [Affix Seal] STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 3983
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Patricia Grace Wachtler	Peoples Home Equity Inc.	103-04-0-282.00
4108 Wyoming Avenue	213 Ward Circle, Ste. 201	
Nashville, TN 37209	Brentwood, Tennessee 37027	

My Commission Expires FEB. 19, 2013

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul L. Holman, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patricia Grace Wachtler**, a sigle woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 29 fronts 50 feet on the northerly side of Wyoming Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paul L. Holman, Jr., by deed from Paul L. Holman, Jr., Paula June Holman, and Jason Staggs, being all the heirs of Paul L. Holman, Sr., on February 23, 1994, of record in Book 9270, page 469, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 199, Register's Office Davidson County, Tennessee.

This is improved property known as: **4108 Wyoming Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 31, 2011.

Paul L. Holman Jr.

BILL GARRETT, Davidson County
Trans:T20110054482 DEEDWARR
Recvd: 09/02/11 10:04 2 pgs
Fees:13.00 Taxes:555.00
20110902-0068137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul L. Holman, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2011

My commission expires 7/6/15

Notary Public

