WARRANTY DEED

BOOK 8264 PAGE 706

FROM: Sarah Lea Felker Thomas, Grantor
TO: George D. Thomas, III, Grantee

This instrument was prepared by:
Jane L. Davis
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Sarah Lea Felker Thomas and George D. Thomas, III 3611 Trimble Road Nashville, TN. 37215	Same	Map 130-8 Parcel 135 Field Book Numbers 7DA 44845

Mail

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is 50,000.00 Dollars ($ 50,000.00).

Sarah Lea Felker Thomas
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27TH day of December, 1990.

Gregory J. Powell
Notary Public

My Commission Expires My Commission Expires SEP. 23, 1991

FOR AND IN CONSIDERATION OF the sum of $50,000.00 Dollars ($ 50,000.00), the receipt and sufficiency of which are hereby acknowledged, Sarah Lea Felker Thomas, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said George D. Thomas, III, Grantee, his heirs, successors, and assigns, a one-half (1/2) undivided interest in and to 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. 9 on the Map of Larkway Gardens Subdivision, of record in Book 2133, page 6, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 122 feet on the southerly side of Trimble Road and runs back between lines 316.00 feet on the easterly side and 397 feet on the westerly side, to a dead line in the rear which is an irregular line, measuring 144.8 feet thereon.

Being the same property conveyed to William N. Felker and wife, Hermina D. Felker, by Deed from S. A. Delmus Austin and wife, Lois A. Austin, of record in Book 4626, page 104, Register's Office for Davidson County, Tennessee; the said Hermina D. Felker having predeceased William N. Felker, and the said William N. Felker having since died, devising the property to Sarah Lea Felker Thomas by Will of record in Will Book 170, page 47, Probate Court for Davidson County, Tennessee.

This is improved property, known as 3611 Trimble Road, Nashville, Tennessee. This property is not the personal residence of Grantor.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes.
2. The plan of record in Book 2133, page 6, said Register's Office.
3. Sanitary sewer easement of record in Book 4308, page 615, said Register's Office.
4. Restrictive covenants of record in Book 2046, page 410 and in Book 2105, page 592, said Register's Office.
5. All other matters of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 27th day of December, 1990.

Sarah Lea Felker Thomas

Sarah Lea Felker Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me GREGORY L. POWELL, a Notary Public of said County and State, Sarah Lea Felker Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 27TH day of DECEMBER, 1990.

Gregory L. Powell
Notary Public

My Commission Expires: My Commission Expires NOV. 26, 1994

2367 12/28 0101 03CHECK 175.00

820226

IDENTIF. REFERENCE

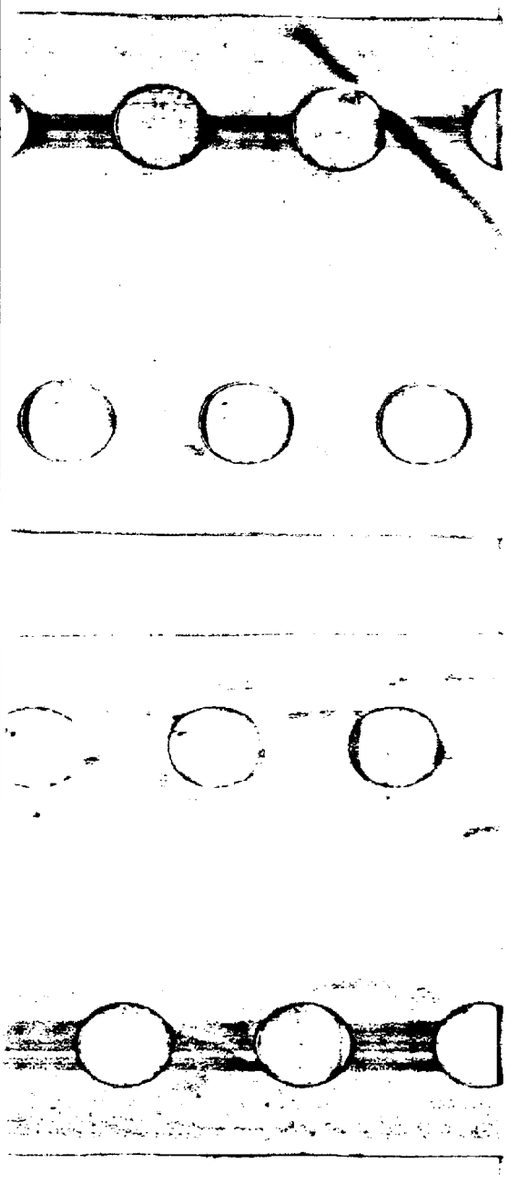
Dec 28 8 55 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

9404D/12-18-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 709

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 9.00
TOTAL 175.00
CHECK 175.00

12/28/90 01 08:55 0001 2367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82026

IDENTIF. REFERENCE

DEC 28 8 55 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384745