BOOK 8449 PAGE 766

WARRANTY DEED

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
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 Davidson)

The actual consideration or value, whichever is greater, for this transfer is Fifty Thousand and No/100 Dollars ($50,000.00).

Sarah Lea Felker Thomas
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of August, 1991.

Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Fifty Thousand and No/100 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, her remaining 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, and Sarah Lea Felker Thomas having conveyed a one-half undivided interest in and to the property to George D. Thomas, III, by deed of record in Book 8264, page 706, Register's Office for Davidson County, Tennessee.

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

The undersigned, Sarah Lea Felker Thomas, has previously conveyed to George D. Thomas, III a fifty percent (50%) interest in said property so that by the execution and delivery of this deed, a one hundred percent (100%) interest in said property is vested in him.

This conveyance is expressly made subject to the following:

1. The lien for 1991 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 20th day of August, 1991.

Sarah Lea Felker Thomas

Sarah Lea Felker Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Sara Sparks, 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 20 day of August, 1991.

Sara Sparks

Notary Public

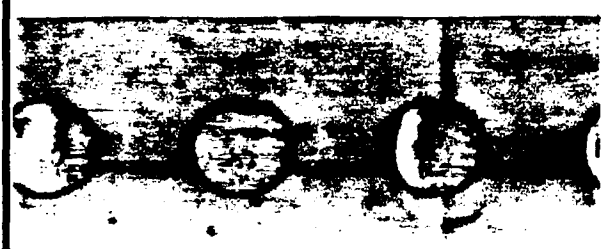
My Commission Expires:_____

SEP 25 1 21 PM '91

3904 09/25 0101 03CHECK 195.00

-3-

9404D/08-08-91



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

RECEIVED OF _____

FOR _____

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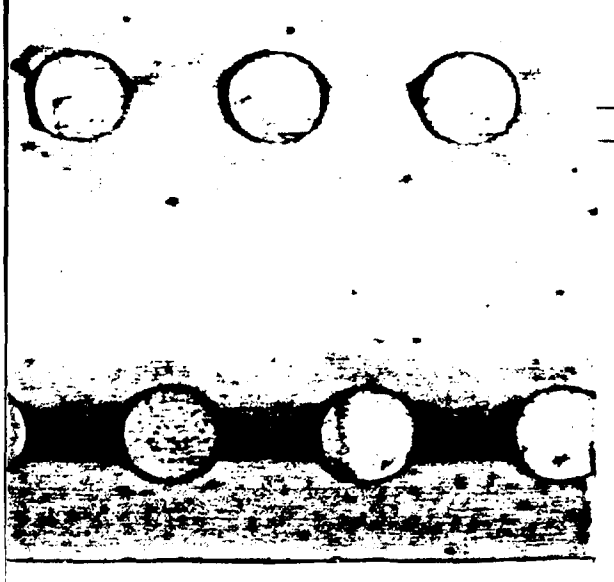
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
MDEED	9.00
TOTAL	195.00
CHECK	195.00

09/25/91 01 13:21 0001 3904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49498

SEP 25 1 21 PM '91

No. 462090