This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8993 PAGE 170

ADDRESS NEW OWNER:
Charles C. Thomas and S. Arlene Thomas
321 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Magnolia Federal
130 W. Front Street
Hattiesburg, MS 39403

MAP AND PARCEL:
MAP 133-16
PARCEL 60
5DU-10146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Phillip Gibson, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Charles C. Thomas and wife, S. Arlene Thomas, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 21, on the Plan of Kenilworth Estates, Section 3, of record in Plat Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Phillip C. Gibson, unmarried, by deed from Peter J. Harper, Jr. and wife, Georgia Mai Harper of record in Book 7404, Page 936, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Magnolia Federal Bank of record in Book 7404, Page 939, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 332, Page 445, and such easements and setback lines of record in Plat Book 2900, Pages 149 and 150, said Register's Office.

This is improved property known as 321 Tampa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles C. Thomas and wife, S. Arlene Thomas, their heirs and assigns, forever; and I, Phillip Gibson, unmarried do covenant with the said Grantees that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of June, 1993.

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Phillip Gibson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip Gibson, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,883.76.

AFFIANT

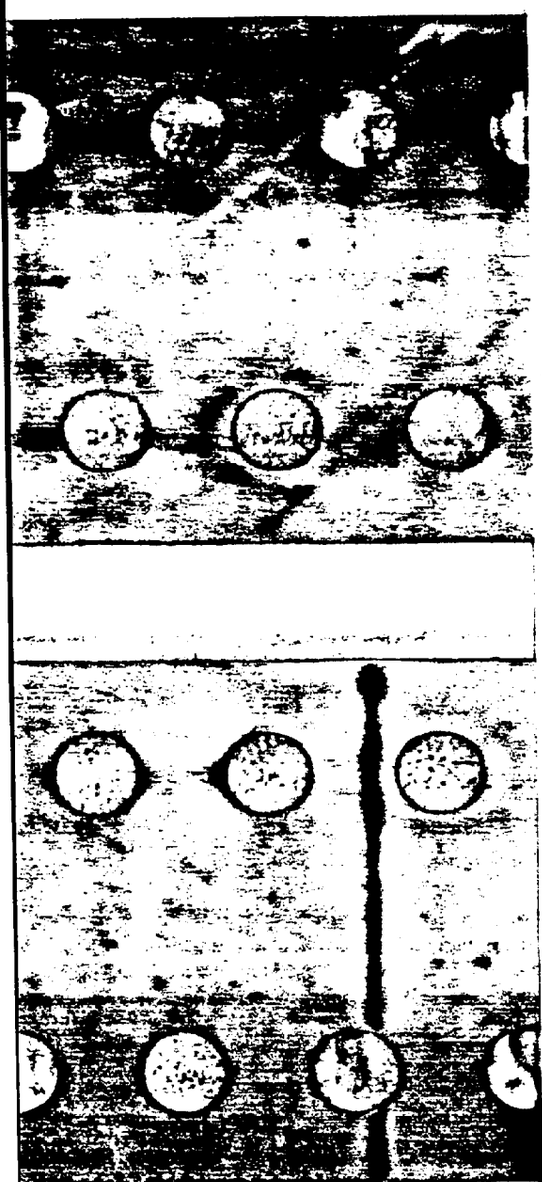
Subscribed and sworn to before me this 24th day of June, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

34320
IDENTIF. ↑ REFERENCE

93 JUN 25 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1919 06/25 0101 03CHECK 263.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 8993 PAGE 172

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 68883.76
				CON TX 254.93
				PRFEE 1.00
				WDEED 8.00
				TOTAL 263.93
				CHECK 263.93
			06/25/93 01	09:10 0001 1919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34320 IDENTIF. ↑ REFERENCE

93 JUN 25 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667137