Prepared by:
James H. Hill, Attorney
310 S. Gallatin Rd.
Madison, TN 37115

WARRANTY DEED

BOOK 9442 PAGE 958

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIMOTHY W. THOMAS et ux	SAME	
DEBORAH P. THOMAS	(NAME)	44-11
P. O. Box 2426	(STREET ADDRESS)	183.00
(STREET ADDRESS OR ROUTE NUMBER)		
Brentwood, TN 37024		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail to →

FOR AND IN CONSIDERATION of the sum of Eighty One Thousand Dollars ($81,000.00) *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged.

Therefore, I
James Dwyer, Executor of the Estate of Virginia Drake, grantor.
(James Dwyer and James M. Dwyer are one and the same person)

have this day bargained and sold, and do hereby transfer and convey unto the said TIMOTHY W. THOMAS et ux DEBORAH P. THOMAS, grantee, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded August 19, 1949, in Book 1424, page 118, Register's Office for Davidson County, Tennessee, fronting 200 feet on Jones Circle, containing 1.50 acres, more or less.

Being a part of the same property conveyed to Clifford C. Drake and wife, Virginia M. Drake by deed of record in Book 1788, page 264, and Book 4631, page 698, Register's Office for Davidson County, Tennessee, the said Clifford C. Drake having predeceased Virginia M. Drake on December 1, 1980 and the said Virginia M. Drake having since died on April 22, 1994. Pursuant to the Last Will and Testament of Virginia Drake the property is to be sold at auction and the proceeds to be divided equally between her heirs being Mary Drake Cole, Clifford Drake and James Dwyer. James Dwyer shall execute the deed of conveyance as Executor of the Estate of Virginia Drake pursuant to Letters Testamentary issued by the Probate Court of Davidson County, Tennessee, No. 94P769.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81,000.00

Subscribed and sworn to before me, this the 10 day of August 19 94

Affiant: James H. Dwyer

My commission expires: 5-24-97 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 21 (House Number) Jones Circle (Street) Old Hickory, TN 37138 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee and their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 10 *day of* August, 19 94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Dwyer
James Dwyer, Executor of the estate of Virginia Drake

(James Dwyer and James M. Dwyer are one and the same person.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James H. Hill, *a Notary Public in and for said County and State,* James Dwyer, Executor of the Estate of Virginia Drake, grantor, (James Dwyer and James M. Dwyer are one and the same person.) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 17th *day of* August, *19* 94

Notary Public

Commission expires 5/24/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... of the ....., *the within named bargainor, a corporation, and that* he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

0485 08/22 0101 03CHECK 308.70

83538

IDENTIFICATION REFERENCE

94 AUG 22 PM 4:03

DAVIDSON COUNTY, TN.

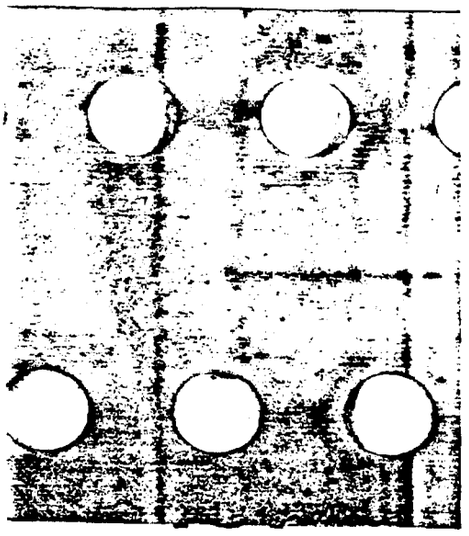
WARRANTY DEED

FROM
James Dwyer, Executor

TO
Timothy W. Thomas et ux
Deborah P. Thomas

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS





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

RECEIVED OF _____

FOR _____

BOOK 9442 PAGE 960

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

08/22/94 01 16:04 0001 0485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83538
IDENTIFICATION REFERENCE

94 AUG 22 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

No. 826912