BOOK 9777 PG 773

WARRANTY DEED

File No: 00276565

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Thomas and wife,	Chemical Residential Mtg. Corp.	Map 187
Angela K. Thomas (NAME)	(NAME)	
604 Rice Hill Road	P. O. Box 78509	Parcel 113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nolensville, TN 37135	Phoenix-AZ 85062-8509	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

William Roscoe Tanner, Sr. and wife, Donna P. Tanner

have this day bargained and sold, and do hereby transfer and convey unto the said David M. Thomas and wife, Angela K. Thomas

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson.

) The actual consideration or value which ever is greater, for this transfer is $ 259,900.00

Subscribed and sworn to before me, this the 25th day of August, 19 95

Affiant

My Commission Expires: ~~xxxxxxxx~~ 5/23/98

[Affix Seal]

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

unimproved ( )

This is improved (X) property known as 604 Rice Hill Road, Nolensville TN 37135
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 25TH day of AUGUST, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Roscoe Tanner, Sr.

Donna P. Tanner,

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State William Roscoe Tanner, Sr. and wife, Donna P. Tanner

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson COUNTY, Tennessee, this 25th day of August, 19 95.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ 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 _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

Return To: Greater NaSHVILLE Title & Clos.
223 Madison St. S-102
Madison, TN 37115

WARRANTY DEED

FROM
William Roscoe Tanner, Sr. and wife, Donna P. Tanner

TO
David M. Thomas and wife, Angela K. Thomas

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in the 5th Civil District of Davidson County, Tennessee, bound on the North by Tract No. 10 of survey dated November 20, 1984; on the East by the centerline of a 50 foot wide private road and Tract No. 12; on the South by the centerline of a 50 foot wide private road and Tract No. 5 and Tract No. 8; and on the West by Tract No. 9-B, described as follows:

BEGINNING at a pin in the centerline of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, Page 209, Register's Office for Williamson County, Tennessee) and the original SE corner of the Oscar D. Guthrie Farm (Deed Book 95, page 291, Register's Office for Williamson County, Tennessee); thence leaving road and with the westerly line of Fann (fenced) the following calls and distances: N 04 deg. 53' E, 1,717.5 feet to a pin by a corner post; N 57 deg. 34' E, 10.7 feet to a pin by a 12" stump in fence line; and N 05 deg. 10' E, 1,030.42 feet to a pin in the centerline of a 50 foot wide private road being the point of beginning and the SE corner of this tract; THENCE with the centerline of said private road the following calls and distances; N 05 deg. 10' E, 5.1 feet to a pin being the NW corner of property of Charles Willard Fann; N 21 deg. 15' 45" E, 204.4 feet to a pin and N 20 deg. 35' E, 42.52 feet to a pin being the NE corner of this tract; thence with the south line of Tract No. 10 N 83 deg. 40' 49" W, 747.9 feet to a pin in the fence line being the NW corner of this tract; thence with the east line of Tract 9-B, S 38 deg. 40' 30" W, 345.68 feet to a point on the north line of Tract No. 8, the south side of a 25 foot easement for access to Tract No. 9-B, being the SW corner of this tract; thence with the north line of Tract No. 8, S 04 deg. 23' 12" E, 224.88 feet to a pin being the center of a 50 foot private road; thence with the centerline of said private road, S 87 deg. 42' 38" E, 646.56 feet to the point of beginning, containing 5.0 acres, and further described on a survey dated December 12, 1984 as Tract 9-A on a survey filed of record in Book 7442, Page 725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Roscoe Tanner, Sr. and wife, Donna P. Tanner by Quitclaim Deed from William Roscoe Tanner, Jr. and wife, Kellye R. Tanner of record in Book 7442, Page 725, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE INCLUDES ALL GRANTORS' RIGHTS AND IS SUBJECT TO ALL GRANTORS' OBLIGATIONS UNDER THOSE CERTAIN LAND OWNERS ASSOCIATION AND PRIVATE ROADWAY EASEMENTS AS SET FORTH IN INSTRUMENTS OF RECORD IN BOOK 6436, PAGE 461, AND BOOK 6444, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS ALSO SUBJECT TO A 25 FOOT DRIVEWAY EASEMENT OVER AND UPON HEREIN DESCRIBED PROPERTY SERVING TRACT NO. 9-B, ADJACENT TO AND TO THE WEST OF HEREIN DESCRIBED PROPERTY AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 7442, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0094722
IDENTIFICATION REFERENCE

95 AUG 30 AM 10:35
FELIX Z. WELLS III REGISTER
DAVIDSON COUNTY, TN

3157 08/30 0101 03CHECK 974.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9777 PG 776

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 259900.00
CON TX 961.63
PRFEE 1.00
MDEED 12.00
TOTAL 974.63
CHECK 974.63

05/30/95 01 10:36 0001 8157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094722
IDENTIF. & REFERENCE

95 AUG 30 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 947080