BOOK 10996 PAGE 639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard F. Thomason (NAME)	same (NAME)	34-7-36
310 Twin Hills Drive (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy B. Thurmon and wife, Venice S. Thurmon and James Earl Thurmond and wife, Judy G. Thurmond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard F. Thomason and wife, Nancy G. Thomason

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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Shepard Hills, Section VIII, of record in Book 2854, page 120, Register's Office for Davidson County, Tennessee, further described as follows:

TRACT 1:
Said Lot No. 102 fronts 160 feet on the southwesterly side of Twin Hills Drive, and runs back 352 feet on the northwesterly line and 220 feet on the southeasterly line, to a dead line in the rear on which it measures 203 feet.

Included but excluded from the premises above is a tract of land conveyed to Owen F. Sanders from Edward L. Shurts and wife, of record in Book 4100, page 966, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a pin in the margin of Twin Hills Drive, said pin being the property line between Lots No. 102 and 103; thence South 45 degrees 01' west 345 feet along the property line between said lots to a concrete monument in the rear of said lots; thence north 82 degrees 59' west 25 feet along the rear line of Lot No. 102; thence S41 degrees 39' west 330 feet to the point of beginning.

Tract II:
Being a parcel of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to John T. Arnold, et

CONTINUED

unimproved ( )
This is improved (X) property, known as 310 Twin Hills Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 19th day of June 19 98

Roy B. Thurmon
By: Roy B. Thurmon, Judy G. Thurmond Atty-in-fact
Judy G. Thurmond, Attorney-in-fact

James Earl Thurmond
By: James Earl Thurmond, Judy G. Thurmond Atty-in-fact
Judy G. Thurmond, Attorney-in-fact

Venice S. Thurmon
By: Venice S. Thurmon, Judy G. Thurmond Atty-in-fact
Judy G. Thurmond, Attorney-in-fact

Judy G. Thurmond

LEGAL DESCRIPTION CONTINUATION

ux in Deed Book 5153, page 503, Register's Office for said County, more accurately described according to a survey by Tommy E. Walker, T.R.L.S., as follows:

Beginning at an existing subdivision monument corner common to Lots 101 and 102 as shown on the plat of Shepard Hills, Section 8, Plat Book 2854, page 120, said Register's Office) thence S 45 degrees 01'00" W 118.07' to an iron pin; thence N 46 degrees 06'12" W 155.03' to an iron pin; thence S 82 degrees 59'00" E 196.70' to the point of beginning containing .210 acres more or less.

Being the same property conveyed to Roy B. Thurmon and wife, Venice S. Thurmon, and James Earl Thurmond and wife, Judy G. Thurmond by deed from Roy B. Thurmon, of record in Book 10859, Page 955, Register's Office for said County.

Judy G. Thurmond executes this instrument as Attorney-In-Fact for Roy B. Thurmon, Venice S. Thurmon and James Earl Thurmond, pursuant to the Power of Attorney being recorded simultaneously herewith.

Roy B. Thurmon, Judy G. Thurmond - Atty-in-fact
Roy B. Thurmon By Judy G. Thurmond, Attorney-in-fact

Venice S. Thurmon, Judy G. Thurmond, Atty-in-fact
Venice S. Thurmon By Judy G. Thurmond, Attorney-in-fact

James Earl Thurmond, Judy G. Thurmond, Atty-in-fact
James Earl Thurmond By Judy G. Thurmond, Attorney-in-fact

Judy G. Thurmond
Judy G. Thurmond

06/19/98
Date

98 JUN 29 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0456315
IDENTIF. + REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy G. Thurmond the bargainor, 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 and official seal at Goodlettsville Tennessee, this 19th day of June, 1998.

My Commission Expires: 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Judy G. Thurmond to me known to be the person who executed the foregoing instrument in behalf of Roy B. Thurmon, Venice S. Thurmon and James Earl Thurmond and acknowledged that she executed the same as the free act and deed of the said Roy B. Thurmon, Venice S. Thurmon and James Earl Thurmond

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of June, 1998.

My Commission Expires: 11-27-99

Notary Public

7029 06/29 0101 03CHECK 595.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 642

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
157500.00
CON TX 582.75
PRFEE 1.00
WDEED 12.00
TOTAL 595.75
CHECK 595.75
06/29/98 01 14:37 0001 7029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456315
IDENTIF. ← REFERENCE

98 JUN 29 PM 2:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1312822