# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,400.00

X Michael John Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2000

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200002290019581 Page: 1 OF 2
REC'D FOR REC 02/29/2000 10:01:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $334.48

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael John Thomas (NAME) | Mortgage Resources Inc. (NAME) | MAP 53-14 |
| 1405 Ocoee Trail (ADDRESS) | 404 BNA Drive, Suite 400 (ADDRESS) | PARCEL 78 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37217 (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, Karen E. Smith Mullins and husband, Roy C. Mullins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael John Thomas and wife, Olivia Denise Thomas

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. 192 on the Plan of Nawakwa Hills, Powwow Addition, Section 6, not of record, described as follows:

Lot No. 192: Beginning at a point in the easterly margin of Ocoee Trail at the corner of Lots Nos. 191 and 192; thence, with the line between said lots easterly 150 feet to a point; thence, northerly 50 feet to a point; thence, westerly 150 feet to the easterly margin of Ocoee Trail; thence, with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Karen E. Smith by deed from Bob Slate Construction Company, Inc. a Tennessee Corporation, of record in Book 8498, Page 580, Register's Office for Davidson County, Tennessee. The said Karen E. Smith having since married and is now known as Karen E. Smith Mullins.

Roy C. Mullins joins in this conveyance for the purpose of conveying all right, title, and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved ( X ) property, known as 1405 Ocoee Trail, 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 25th day of February, 2000

X Karen E Smith Mullins
Karen E. Smith Mullins

X Roy C Mullins
Roy C. Mullins

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 Karen E. Smith Mullins and husband, Roy C. Mullins

the 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 Goodlettsville, Tennessee, this 25th day of February, 2000

Commission expires 6-25-03

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, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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 _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public