Instr:200005110047587 Page: 1 OF 2
REC'D FOR REC 05/11/2000 10:25:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,896.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2000.

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Wanda H. Thomas 3336 Ezell Road Nashville, TN 37211	U.S. Trust Mortgage, Inc. 210 25th Avenue n., Suite 1100 Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **BANCROFT O'QUINN, JR. d/b/a CADBURY PROPERTIES, INC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **WANDA H. THOMAS, UNMARRIED**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

A tract or parcel of land in the Fifth Civil District of Davidson County, Tennessee, described as follows: Lot No. 1052 as shown on the Plan of Cherokee Hills Section Ten, of record in Book 4660, page 27, Register's Office for said County.

Being the same property conveyed to Bancroft O'Quinn, Jr. d/b/a Cadbury Properties, by warranty deed from Dan Willis, Inc., of record in Book 10826, Page 57 as re-recorded Book 10874, page 997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

Subject to restrictive covenants of record in Book 4702, page 84, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 4660, page 27, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 3336 Ezell Road, Nashville, TN 37211.

N 53272

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 person 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 MY HAND, 28th day of April, 2000.

Bancroft O'Quinn, Jr. d/b/a Cadbury Properties, INC. PRESIDENT

BOQ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Bancroft O'Quinn, Jr. d/b/a Cadbury Properties, within named bargainors, 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, in Nashville, Tennessee, the 28th day of April, 2000.

Notary Public

My commission expires: 8-5-02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002