PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 156-2-106

Instr:200008290085010 Page: 1 OF 2
REC'D FOR REC 08/29/2000 8:51:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $617.90

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **August, 2000** between **David H. Deal and wife, Emily R. Deal** , GRANTOR, and **Mark B. Thomas and wife, Belinda A. Thomas** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 606 on the plan of Harpeth Woods, Section of Harpeth Valley Park, as of record in Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David H. Deal and wife, Emily R. Deal, by deed dated April 7, 1989, from Scott P. Cvengros and wife, Randa Cvengros of record in Book 7814, page 272, said Register's Office.

The legal description contained hereinabove is identical to the legal description contained in the previous deed of record.

This conveyance is made subject to the following: (1) The 2000 property taxes which have been prorated, Grantees to pay; (2) All matters shown on the plan of record in Book 4860, page 111, said Register's Office, which plan shows a 30 foot minimum building setback line from Goodpasture Terrace, a 10 foot easement for public utility and drainage along the rear line of said lot and a 2.5 x 30 foot utility anchor easement located on the northeasterly corner of said lot; (3) Restrictions of record in Book 5051, page 92, amended in Book 5197, page 123, and in Book 5228, page 718, said Register's Office; (4) Easement for sanitary sewer of record in Book 4961, page 438, said Register's Office; (5) TVA Easement and right of way for 250 foot electric power transmission line of record in Book 2271, page 192, said Register's Office; (6) Right of way along Old Harding Road of 30 feet in Minute Book 79, page 45, First Circuit Court of said County; and, (7) Easement to Harpeth Valley Utilities District for Sewer Line and Pumping Station, access Easement from McPherson Drive to TVA Easement, and an easement for flow of Harpeth River, of record in Book 4624, page 866, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

David H. Deal
Signature of Seller

Emily R. Deal
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **David H. Deal and wife, Emily R. Deal** , the 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, at office, this **15th** day of **August, 2000.**

Notary Public

My Commission Expires:

Name and Address of Property Owner:

Mark B. Thomas and Belinda A. Thomas
785 Goodpasture Terrace
Nashville, TN 37221

Property Address:

785 Goodpasture Terrace
Nashville, TN 37221

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires
7-27-2002

Person Responsible for Taxes:

SAME

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$167,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Mark B. Thomas
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **August, 2000.**

Notary Public

My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires
7-27-2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027