SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 12/22/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW,
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Levy	Same	MAP 171-03
(NAME)	(NAME)	
5136 Fredericksburg Way East		GROUP A
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		PARCEL 116.00CO
(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, Rork D. Thomas, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Levy and Braden E. Boone, as joint tenants with right of survivorship

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, TN, being Lot No. 228 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rork D. Thomas, married, by deed from Lisa D. House and husband, Roddey J. House of record in Book 11630, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the Plan of record in Plat Book 7900, page 961; restrictions of record in Book 8920, page 65 and as amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541; by-laws of record in Book 8920, page 45 and as amended in Book 10694, page 539 and charter of record in Book 8920, page 40; all of record in the Register's Office for Davidson County, Tennessee.

The said Rork D. Thomas having since divorced and subject property was never the principal residence of his spouse during the ownership of property.

Davidson County DEEDWARR
Recvd: 12/20/00 12:02 2pgs
Fees:11.00 Taxes:1006.40

20001220-0124710

unimproved ( )
This is improved (X) property, known as 5136 Fredericksburg Way East, Brentwood, Tennessee 37027
(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 my hand this 15th day of December, 2000

Rork D. Thomas

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rork D. Thomas, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2000.

Commission expires ____

Notary Public

DAWN D. C. NOTARY PUBLIC AT LARGE WILLIAMSON CO. T

My Commission Expires 6/12/2002

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

WARRANTY DEED

FROM

Rork D. Thomas

TO

Shawn Levy and Braden E. Boone

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027