Davidson County DEEDWARR
Recvd: 12/27/00 11:22 1pgs
Fees:11.00 Taxes:413.29

20001227-0126088

WARRANTY DEED

Preparer's File #THOMAS-00K0455

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,700.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2000.

(Affix Seal) Notary Public

My Commission Expires: 7/23/02

ROGER R. WOODSON NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 50
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven S. Thomas and Tammy S. Owens	First Horizon Home Loan Corp. D/B/A First Tennessee Home Loans	86-04-001
512 Jackson Thistle	1140 Hammond Drive, Suite B2290	
Hermitage, TN 37076	Atlanta, GA 30328	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RONALD ROGER GILLIHAN, II AND WIFE, SUZANNE GILLIHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEVEN S. THOMAS AND WIFE, TAMMY S. OWENS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 153 on the Plan of Jackson's Retreat, Phase 3, as of record in Book 5200, pages 517 and 518, said Register's Office.

Said Lot No. 153 fronts 33.07 feet on the northerly side of Jackson Thistle and runs back 132.36 feet on the westerly line, and 147.05 feet on the easterly line to a line in the rear which measures 145.0 feet thereon.

Being the same property conveyed to Ronald Roger Gillihan, II and wife, Suzanne Gillihan by Deed from Susan Denise Boroviak, fka Susan Denise Barnett and husband, Lary Boroviak of record in Book 9388, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **512 Jackson Thistle, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **18th** day of **December**, **2000**:

Ronald Roger Gillihan, II

Suzanne Gillihan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD ROGER GILLIHAN, II AND SUZANNE GILLIHAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 18th day of December, 2000.

Notary Public

My Commission Expires: July 16, 2002

AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN