Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1041

Davidson County DEEDWARR
Recvd: 02/27/01 12:31 2pgs
Fees:11.00 Taxes:713.36
20010227-0018097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Christopher R. Thoman, and spouse, Kari S. Thoman, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Joseph C. Dunagan, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 99 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Christopher R. Thoman and spouse, Kari S. Thoman by deed of record in Book 10590, Page 90, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 140 Woodmont Blvd., Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of February, 2001

Christopher R. Thoman

Kari S. Thoman

State of Tennessee)
County of Davidson)

On this 26th day of February, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher R. Thoman and Kari S. Thoman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,800.00.

Affiant

Sworn and subscribed before me on this the 26th day of February, 2001.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
Joseph C. Dunagan
140 Woodmont Blvd.
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
116-3-121