STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$ 69,000.00**

Davidson County DEEDWARR
Recvd: 03/09/01 08:54 2pgs
Fees:11.00 Taxes:255.30

20010309-0022399

Darwin L Anderton
AFFIANT

William T Berry
Notary Public
My Commission Expires: 5-29-04

THIS INSTRUMENT WAS PREPARED BY: WILLIAM T. BERRY, Attorney
109 Shacklett Lane, Antioch, TN 37013

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-Parcel
DARWIN L. ANDERTON & MICHELLE A. ANDERTON c/o APEX Ventures 2407 Crozen St Nashville, TN. 37211	SAME	Map 108-12 - A Parcel 52 -

FOR AND IN 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 **CHRIS THOMAS** joined by wife, SHERRIE THOMAS, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DARWIN L. ANDERTON and wife, MICHELLE A. ANDERTON.**

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, Tennessee and being Lot 45, Unit 16 on the Plan of the revision of Lots 38-45 and 80 Quail Valley, Section Four, Phase VII, on the condominium site plan of record in Plat Book 5200, Page 522, as revised in Book 6900, page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot. Said lot was removed from the provisions of said plat by instrument of record in Book 7716, Pages 824 and 828, and revised plat in Book 6900, Page 815, but reinstated by resolution of record in Book 11401, Page 410, and quitclaim deed in Book 11401, Page 414, said Register's Office.

Being a portion of the property conveyed to Chris Thomas (being the same person as Christopher John Thomas) by deed from American holiday limited, A General Partnership of record at Book 9765, page 246, and re-recorded at Book 9774, Page 971, Register's Office for Davidson County, Tennessee.

THIS CONVEYED SUBJECT TO: 1) Current years taxes, which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record: 4) All visible easements; 5) All matters appearing on the plan or record; 6) All applicable government and zoning regulations.

Sherrie Thomas spouse of Chris Thomas joins in the execution of this instrument for the sole purpose of conveying all interests if any that she may have in the aforedescribed real property by virtue of their marriage.

This is improved property known as 3305 QUAIL VIEW DRIVE, NASHVILLE, TN 37217

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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whosoever. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 25TH DAY OF FEBRUARY, 2000.

Chris Thomas
CHRIS THOMAS

Sherrie Thomas
SHERRIE THOMAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHRIS THOMAS and SHERRIE THOMAS the baraginors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of FEBRUARY, 2000.

My Commission Expires: 5-28-2000

William L. Berry
NOTARY PUBLIC

