WARRANTY DEED

ET-01-1764

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me this 31st DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Maillard	Suntrust Bank	
745 Templeton Drive (ADDRESS)	201 Fourth Avenue N 7th Floor (NAME) (ADDRESS)	102-15-68
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL H. THOMAS AND ELIZABETH M. THOMAS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL E. MAILLARD AND MICHELE L. LONCAR, hereinafter called the Grantees, 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. 250 on the Plan of Brook Meade, Seaction VII, as of record in Book 2331, Page 5, Register's Office for said County.

Said Lot No. 250 fronts 120 feet on the southwesterly side of Templeton Drive and runs back on the northwesterly line 352.2 feet and on the southeasterly line 341.4 feet to a dead line in the rear, on which it measures 120.4 feet.

Being the same property conveyed to Daniel H. Thomas and Elizabeth M. Thomas by deed of record in Book 9638, Page 622, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 745 Templeton Drive, Nashville, Tennessee 37205
(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/our hand(s) this 31st day of August, 2001.

Daniel H Thomas
Daniel H. Thomas
by Elizabeth M. Thomas
attorney in fact

Elizabeth M. Thomas
Elizabeth M. Thomas

Davidson County DEEDWARR
Recvd: 09/11/01 09:33 3pgs
Fees:18.00 Taxes:654.90

20010911-0098466

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named ~~Daniel H. Thomas and~~ Elizabeth M. Thomas, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2001.

My Commission Expires:

NOTARY PUBLIC
LEE D. LARGE
Notary Public
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of August, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

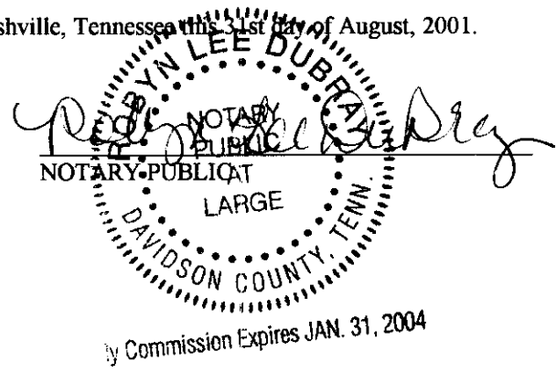
☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2001, before me personally appeared Elizabeth M. Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel H. Thomas and who acknowledged that she executed the same as the free act and deed of the said Daniel H. Thomas by virtue of that Power of Attorney, duly executed by the said Daniel H. Thomas on August 31, 2001 and recorded concurrently herewith in Instrument No. 20010911-0098465, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2001.



NOTARY PUBLIC AT LARGE

My Commission Expires: _____

My Commission Expires JAN. 31, 2004