Davidson County DEEDWARR
Recvd: 11/29/01 14:22 3pgs
Fees:18.00 Taxes:1095.20

20011129-0130852

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Stanley Ray Thomas 321 Gallatin Road Madison, TN, 37115	Same	Map 42-16 43-13 42-16 Parcel 208 737 209

FOR AND IN CONSIDERATION of the sum of Two-Hundred, Ninety-six Thousand & 00/100 ($296,000.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Robert E. Bell, Executor of the Estate of Leon W. Thomas, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stanley Ray Thomas, a single person, hereinafter called the Grantees, his heirs and assigns, a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantees, his heirs and assigns, forever; and Grantors covenants with the said Grantees that they 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, his 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 our hands this 15th day of November, 2001.

Robert E Bell, Executor
of Leon W. Thomas Estate

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Robert E. Bell, Executor of the Estate of Leon W. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 13th day of November, 2001.

NOTARY PUBLIC

My Commission expires: 1/31/2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 296,000.00.

AFFIANT

Subscribed and sworn to before me, this 13 day of November, 2001.

NOTARY PUBLIC

My Commission expires: 1/31/2004

UNITED GENERAL TITLE INSURANCE COMPANY

Commitment No: 02068946

SCHEDULE C

The land referred to in this Commitment/Policy is described as follows:

Land in Davidson County, Tennessee, being three adjoining lots, one said lot is the southerly 3.3 feet front and 31.3 feet rear of Lot 2 on the Plan of W.C. Moncrief and Company Commercial subdivision at Madison of record in Book 974, page 70, Register's Office for Davidson County, Tennessee; one said lot being part of Lot 3 and the northerly 2 feet of Lot 2 of said subdivision, and one said lot being Lot 2 on H.C. Pratt Subdivision as of record in book 5200, page 49, Register's Office for said county; said lots being described collectively according to an unrecorded survey of Bruce Rainey, Surveyor, dated October 20, 2001, as follows:

Beginning at an iron pin on the easterly side of Gallatin Pike being the southwest corner of the Anna Prince property as conveyed in an instrument of record in Book 9228, page 177, Register's Office for Davidson County, Tennessee; thence leaving said pike S 82 deg. 13' 57" E 100 feet to an iron pin; thence N 09 deg 04' 06" E 12 feet to an iron pin in the southerly margin of property conveyed to Claude E. Blankenship by instrument of record in book 10190, page 933, said Register's Office; thence along Blankenship's southerly line S 81 deg 45' 14" E 111.13 feet to an iron pin; thence along Blankenship's easterly line N 08 deg 14' 36" E 137.70 feet to a railroad spike in the southerly margin of Hickory Street; thence along the southerly margin of Hickory Street S 79 deg 04' 05" E 61.42 feet to an iron pin; thence leaving said Hickory Street S 05 deg 38' 32" W 296.56 feet to an iron pin; thence N 86 deg 13' 06" W 174.54 feet to an iron pin; thence along the easterly margin of Thomas E. Stewart, Trustee, property N 12 deg 41' 43" E 70.70 feet to an iron pin; thence along Stewart's northerly line N 84 deg 16' 04" W 125 feet to a railroad spike in the easterly margin of Gallatin Pike; thence along the easterly margin of said Pike N 12 deg 32' 01" E 97.45 feet to an iron pin; being the point of beginning.

Being the same property conveyed to Leon W. Thomas by deeds of record in Book 6718, page 629, Book 9160, page 429, and Book 5950, page 952, Register's Office for Davidson County, Tennessee; the said Leon W. Thomas now being deceased and by Will of record in Will Book 237, page 5, Probate Division of the Seventh circuit court of Davidson county, Tennessee, the Executor of the said estate, Robert E. Bell, is given the right to sell said real property of the deceased.