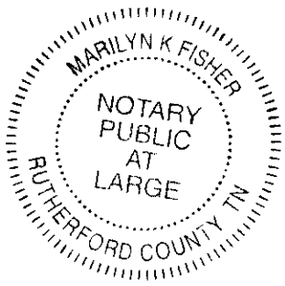
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,280.00

Anthony F. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th Day of December, 2001.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: 8-22-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony F. Thomas and Renee C. Thomas	Chase Manhattan Mortgage Corporation	Map 172
(NAME) 1436 Timber Ridge Circle	(NAME) 5409 Maryland Way, Suite 202	Group 4A
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN. 37027	Parcel 82
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Joseph E. Francis and Susan C. Ferreri, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anthony F. Thomas and wife, Renee C. Thomas** herereinafter called the GRANTEE(S), 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, being Lot No. 109 on the Plan of Highlands of Brentwood, Phase Two (Formerly Brentwood Highlands), of record in Instrument No. 200002090013331, Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Joseph E. Francis and Susan C. Ferreri, husband and wife, by Warranty Deed of record in Instrument No. 20001018-0103500, Register's Office of Davidson County, Tennessee.

Restrictive covenants and declaration of covenants, conditions and restrictions of record in Book 11189, page 612, Book 11356, page 815 and Book 11629, page 906; Easement for Sanitary Sewer/Storm Drainage in Book 7461, page 773; Easement for Ingress and Egress in Book 11189, page 612; Easement to BellSouth Communications in Book 11608, page 467; Quitclaim Deed to Homeowner's Association for Open Space in Book 11629, page 909; Easement for Sanitary Sewer/Storm Drainage in Book 7461, page 805; By-Laws in Book 11356, page 840; Quitclaim Deed in Instrument No. 200004070035205; Homeowner's Association Charter in Book 11595, page 872; and, any and all matters as shown on plat of record in Instrument No. 200002090013331, all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 1436 Timber Ridge Circle Nashville TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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(S), 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 20th Day of December, 2001.

Joseph E. Francis

Susan C. Ferreri

Davidson County DEEDWARR
Recvd: 12/26/01 14:01 2pgs
Fees:13.00 Taxes:718.84

20011226-0141826

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Joseph E. Francis and Susan C. Ferreri, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th Day of December, 2001.

Marilyn K. Fisher
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-22-04

