SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of March, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/01/02 10:40 2pgs
Fees:13.00 Taxes:798.83
20020401-0038958

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth W. Glaus and Cynthia W. Glaus
405 Brandywine Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 064-010-019.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Thomas and Ameila A. Thomas, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Kenneth W. Glaus and Cynthia W. Glaus, husband and wife,** hereinafter referred to as 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, being Lot No. 54 on the Plan of Brandywine Farms, Section 1, of record in Plat Book 3600, page 80, Register's Office for said County, to which reference as made for a more complete description.

Being the same property conveyed to John W. Thomas and wife, Amelia A. Thomas, by Warranty Deed from John D. Craighead and wife, Janice R. Craighead, of record in Book 8940, page 506, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 80, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3816, Page 544, Book 3843, Page 951, Book 3886, Page 720, Book 3936, Page 811, Book 4102, page 870, Book 4242, Page 698, Book 4498, Page 896,Book 4626, Page 81, Book 4636, Page 979, Book 4637, Page 381,

Book 4728, Page 568, Book 4765, Page 625, Book 4824, Page 631, Book 4846, Page 75, Book 4928, Page 844, Book 4950, Page 85, Book 4979, page 92, Book 5088, Page 362, Book 6371, Page 372, Book 9138, Page 45, Book 9366, Page 835, Book 9027, Page 222, Book 6691, Page 977, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 405 Brandywine Drive, Old Hickory, Tennessee 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of March, 2002.

John W. Thomas

Ameila A. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Thomas and Ameila A. Thomas, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2002.

Notary Public

My Commission Expires: 11/2005

04964-BW