Davidson County DEEDWARR
Recvd: 05/07/02 10:59 2pgs
Fees:13.00 Taxes:975.60
20020507-0055919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,675.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of May, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Ahlstrom and Robin D. Ahlstrom
5310 Camelot Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 145-150-003.00

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, **Anne Coburn Thomas, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Mark Ahlstrom and Robin D. Ahlstrom, 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. 11 on the plan of Camelot Acres, Section 1, as of record in Book 3700, page 98, Register's Office for said County.

Said Lot No. 11 fronts 206 feet on the easterly side of Camelot Court and extends back 214.18 feet on the northerly line and 214.1/feet on the southerly line to a dead line measuring 206 feet thereon.

Being the same property conveyed to Robert H. Thomas and wife, Anne Coburn Thomas by deed from Wilma T. Ward, a widow, of record in Book 5306, page 201, Register's Office for Davidson County, Tennessee. The said Robert H. Thomas having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, page 98, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4193, page 144, 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 GRANTOR paying her prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5310 Camelot Court, Brentwood, Tennessee 37027.

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 3rd day of May, 2002.

Anne Coburn Thomas

Anne Coburn 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 Anne Coburn Thomas, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of May, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TENN

05210-BW