PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/17/02 15:24 2pgs
Fees:13.00 Taxes:619.75
20020617-0073284

W & I Ref:(ST) Title No: 43511
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edmund A. Thomas Jr. Billie L. Thomas 7152 Somerset Farms Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-7-B-115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$167,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy S. Tosh and Pat A. Tinnell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edmund A. Thomas Jr. and spouse, Billie L. Thomas** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1 of record in Book 9700, Page 157 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 134 fronts 60.00 feet on the westerly margin of Somerset Farms Drive and extends back between parallel lines 100.00 feet to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Wendy S. Tosh and Pat A. Tinnell, both unmarried by deed from Somerset Farms, a Tennessee Joint Venture of record in Book 10452, Page 988 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 157, said Register's Office, which Plan shows a 20 foot minimum building setback line from Somerset Farms Drive together with a designated building site, and a 15 foot easement for public utility purposes along the easterly front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526 rerecorded in Book 9662, Page 869, Book 10190, Page 182, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7152 Somerset Farms Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2002.

Wendy S. Tosh

Pat A. Tinnell

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2002 , before me the undersigned authority, personally appeared Wendy S. Tosh Pat A. Tinnell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $167,500.00

Affiant

Sworn and subscribed before me this the 14th day of June, 2002

My Commission Expires: _____

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

Notary Public