Davidson County DEEDWARR
Recvd: 07/15/02 12:15 2pgs
Fees:13.00 Taxes:532.80

20020715-0084721

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by CHRIS THOENY, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, AUBREY HIAM, have bargained and sold, and by these presents do transfer and convey unto the said CHRIS THOENY, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of the Poplar Creek Estates, Phase III, Section "B", Subdivision, of record in Book 7900, Page 993, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No. 20020410-0043956, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHRIS THOENY, his heirs and assigns, forever. And I do covenant with the said CHRIS THOENY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said CHRIS THOENY, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 10th day of July, 2002.

AUBREY HIAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor, AUBREY HIAM, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and Subscribed to before me this 10th day of July, 2002.

NOTARY PUBLIC

My commission expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $144,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 10th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAP & PARCEL: 155-07-A; 15.00

ADDRESS OF NEW OWNER:
CHRIS THOENY
6673 River View Dr.
Nashville, TN 37209

SEND TAX BILLS TO:

SAME