Davidson County DEEDWARR
Recvd: 12/04/02 15:36 2pgs
Fees:12.00 Taxes:0.00
20021204-0149565

THIS INSTRUMENT PREPARED BY:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ALFRED E. THOMAS, Grantor, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby grant, bargain, convey, and transfer all of his right, title and interest in the property described below to ALFRED E. THOMAS and JANE R. THOMAS, Trustees, or their successors in trust, under the THOMAS FAMILY LIVING TRUST, dated November 26, 2002, Grantee. Said trust is a revocable living trust. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 31 on the Plan of Murfreesboro Road Industrial Subdivision, Section 4, as of record in Book 3842, page 197, Register's Office for said County.
>
> Said Lot No. 31 fronts 100.55 feet on the northerly margin of Easthagen Drive and extends back 237.27 feet on the westerly line and 218.70 feet on the easterly line, to a dead line in the rear on which it measures 103.77 feet.
>
> Being the same property conveyed to ALFRED E. THOMAS by deed from W.L. Hagan and wife, Viola Hagan, dated February 4, 1969, of record in Book 4307, Page 679, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.

This is improved property known as 862 Easthagen Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors and assigns forever; and Grantor hereby covenants to and with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized and possessed of the above-granted premises in fee simple and has a good and lawful right to convey it, and the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said premises and every part and parcel thereof to the said Grantee against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The liability and obligations of the Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument but merely define the scope, nature, and amount of such liability or obligations.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey or otherwise encumber, without the joinder or consent of any beneficiary, and without the purchaser, lender, mortgagee, tenant or transferee being required to see to the distribution and application of any proceeds of sale, loan or rent.

IN TESTIMONY WHEREOF, this instrument was executed on November 26, 2002.

ALFRED E. THOMAS

JANE R. THOMAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ALFRED E. THOMAS and JANE R. THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal on November 26, 2002.

NOTARY PUBLIC
My Commission expires: _____

K. GABRIEL HEISER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires
October 05, 2004

New Owner/Property address:
THOMAS FAMILY LIVING TRUST
C/o Mr. and Mrs. Alfred Thomas
862 Easthagen Drive
Nashville, TN 37217

Address of New Owner:
Mr. and Mrs. Alfred Thomas
862 Easthagen Drive
Nashville, TN 37217

Mail Tax Bills To:
Mr. and Mrs. Alfred Thomas
862 Easthagen Drive
Nashville, TN 37217

PARCEL I.D.
Map 106-12
Parcel 17

NOTE TO REGISTER OF DEEDS: This transfer is to a revocable living trust, and pursuant to T.C.A. § 67-4-409(a)(3)(F) such transfer is exempt from the recordation tax; further, pursuant to T.C.A. § 67-4-409(a)(5), no oath of value is required in such transaction.