Box 13
#5143

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Mindy Kelchner
Affiant

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2003.

Notary Public

My Commission Expires: My Commission Expires MAY 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 03/24/03 14:44 2pgs
Fees:13.00 Taxes:719.65
20030324-0038781

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bobby Thomas, Jr. and Keri Thomas
1520 Brass Oak Trace
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
149-10

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, **Richard K. Stivers and wife, Ann C. Stivers,** hereinafter referred to as Grantors, hereby transfer and convey to **Bobby Thomas, Jr. and wife, Keri Thomas,** 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:

Being Lot No. 67 on the Plan of Hunters Run, Section Two, of record in Plat Book 9700, Page 399, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Richard K. Stivers and wife, Ann C. Stivers by Warranty Deed from Butler Construction, LLC, of record in Book 10891, Page 203, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and condition, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, 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 1520 Brass Oak Trace, Antioch, Tennessee 37013.

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 28th day of February, 2003.

Richard K Stivers by Peggy L Fitzpatrick Atty in Fact
Richard K. Stivers

Ann C Stivers by Peggy L Fitzpatrick Atty in Fact
Ann C. Stivers

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 Peggy L. Fitzpatrick, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the attorney in fact for Richard K. Stivers and Ann C. Stivers and that she is authorized by Richard K. Stivers and Ann C. Stivers to execute this instrument on his behalf.

Witness my hand and official seal this 28th day of February, 2003.

Notary Public

My Commission Expires 6-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.