File #200350324

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/05/03 13:06 2pgs
Fees:13.00 Taxes:462.13

20030505-0059493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00.

Heather M. Thomason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2003.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 1-23-05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul J. Thomason and Heather M. Thomason | Franklin Mortgage Funding, Inc | Map 165-13-A |
| (NAME) 4424 Stoneview Drive | (NAME) 25800 Northwestern Highway, Ste 875 | Parcel 080.00 CO |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) Southfield, MI 48075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **OWEN M. MCGUIRE AND WIFE, JO MCGUIRE**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PAUL J. THOMASON AND WIFE, HEATHER M. THOMASON**, hereinafter called the 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 all of Lot No. 508, on the Plan of PEPPERTREE FOREST, SECTION 8, P.U.D., as shown by plat appearing of record in Plat Book 7900, Page 652, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Owen M. McGuire and wife, Jo McGuire by Warranty Deed of record in Book 9448, Page 470, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions as of record in Book 7982, Page 736, Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162; By-Laws as of record in Book 8757, Page 623; Charter of Peppertree Forest Homeowners' Association as of record in Book 8757, Page 639; and, any and all matters as shown on plat of record in Plat Book 7900, Page 652; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 4424 Stoneview Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of May, 2003.**

Owen M. McGuire, by Bruce McGuire, his Attorney in Fact

Jo McGuire, by Bruce McGuire, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 1st day of May, 2003, before me personally appeared Bruce McGuire, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Owen M. McGuire amd Jo McGuire and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20030505-0059492 Register's Office of Davidson County, Tennessee.

**Witness my hand and official seal, this 1st day of May, 2003.**

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076