(1)

# WARRANTY DEED

RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
500 WEST 7th STREET
COLUMBIA, TN 38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,600.00

Rebecca A Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2003

ROBERT D. DUBOIS NOTARY PUBLIC AT LARGE TENN.

NOTARY PUBLIC
AT LARGE
Robert D. DuBois
My Commission Expires
July 17, 2006
Notary Public

M.Y COMMISSION EXPIRES
STATE OF TENNESSEE
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph M. Thomas, et ux (NAME) | Joseph M. Thomas, et ux (NAME) | MAP 131-04 |
| 4218 Granny White Pike (ADDRESS) | 1100 Howard Ln (ADDRESS) | PARCEL 70 |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | Columbia TN 38401 (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, H. Douglas Bufford and wife, Virginia N. Bufford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Thomas and wife, Rebecca A. Thomas

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 Lot No. 3 on the Revised and Corrected Plan of Lots No. 1 to 13, inclusive, Park View Subdivision of record in Plat Book 843, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to H. Douglas Bufford and wife, Virginia N. Bufford, by deed from J. L. Slatten adn wife, Donna L. Slatten, of record in Book 10618, page 262, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 843, page 19, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/04/03 17:22 2pgs
Fees:13.00 Taxes:738.52

20030604-0076922

unimproved ( )
This is improved ( X ) property, known as 4218 Granny White Pike, Nashville, Tennessee 37204
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 23rd day of May, 2003

H. Douglas Bufford
H. Douglas Bufford

Virginia Newson Bufford
Virginia N. Bufford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Douglas Bufford and wife, Virginia N. Bufford

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2003.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public