This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9030394

Davidson County DEEDWARR
Recvd: 07/08/03 12:21 2pgs
Fees:13.00 Taxes:666.00
20030708-0093630

Send Tax Bills To:
SAME

New Owner is:
3604 Longhaven Crossing
Antioch, TN 37013

MAP: 164-13-29.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Thomas, Jr.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donella Marsh** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 376 of Asheford Crossing, Section One, a Planned Unit Development, of record in Plat Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Thomas, Jr. from Bank One, N.A. by Warranty Deed dated June 20, 2002 and recorded June 24, 2002 in Instrument No. 20020624007535, Register's Office for Davidson County. Also conveyed to Bank One from William Timothy Hill, Substitute Trustee, by Substitute Trustee's Deed dated December 5, 2001 and recorded in Instrument No. 20011210-0136101, said Register's Office.

This conveyance is subject to all matters of record on plat in Book 7900, page 937, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of July, 2003.

GRANTOR:

John Thomas, Jr

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Thomas, Jr.** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of July, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

SWORN TO and subscribed before me this 3 day of July, 2003.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: