THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
U.S. Bank N.A.
1550 E. 79th Street, Suite 440
Bloomington, MN 55425

MAP PARCEL NUMBERS

161-6-0-265.00

Davidson County DEEDWARR
Recvd: 08/14/03 10:36 2pgs
Fees:13.00 Taxes:536.50
20030814-0116863

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th** day of June, **2003**, by and between **Anthony W Thomas and Mary A Thomas, husband and wife**, party of the first part, and **AMBER HINESLY and ALAIN LEDGERWOOD, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$145,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Huntington Park, section 5, of record in Book 4660, page 47, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Wayne Thomas by Warranty Deed from Janice C. Austin, unmarried, of record in Book 8497, page 840, dated 11-21-91, and recorded on 12-2-91, Register's Office for Davidson County, Tennessee, and being further conveyed to Anthony Wayne Thomas and wife, Mary Ann Thomas by Quitclaim Deed from Anthony Wayne Thomas, of record in Book 11313, page 557, dated 1-24-03 and recorded on 1-29-03, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Anthony W Thomas by Daniel J Perkins attorney in fact

Anthony W Thomas

Mary A Thomas by Daniel J Perkins attorney in fact

Mary A Thomas

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel Perkins, with whom I am acquainted, and who upon oath, acknowledged himself to be the Attorney-in-Fact of Anthony W. Thomas and wife, Mary A. Thomas, the within named bargainor, and as such Attorney-in-Fact executed the foregoing instrument on behalf of Anthony W. Thomas and wife, Mary A. Thomas for the purposes therein contained, by signing the name of Anthony W. Thomas and wife, Mary A. Thomas by himself as their Attorney-in-Fact. Witness my hand and official seal.

WITNESS my hand and Notarial Seal at office this **27th** day of June, 2003.

My commission expires _____

_____
Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$145,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this **27th** day of **June, 2003.**

_____

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
636 Huntington Ridge Dr.
Nashville, TN 37211

Name + address of New owner:
Amber Hunesly, et al
636 Huntington Ridge Dr.
Nashville, TN 37211