WARRANTY DEED

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 11-16-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary Simpson (NAME)	Guaranty Trust Company (NAME)	MAP 054-13
3241 Lakeshore Drive (ADDRESS)	640 Broadmor Blvd. Suite 100 (ADDRESS)	PARCEL 39
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Dallas Thomas and wife, Barbara J. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosemary Simpson

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, and being more particularly described, to-wit:

BEGINNING at a point in the center line of Lakeshore Drive, 838.2' East from the East margin of Old Hickory Boulevard, thence S 42 deg. 20' E, 26.6' to an iron pin, being the point of beginning of Denning Land (pin being in the S.E. margin of Lakeshore Drive); thence from said pin in the margin of Lakeshore Drive, S 38 deg. 24' E, 387.6' to an iron pin; thence S 36 deg. 58' W 28.7' to an iron pin in a fence; thence along said fence N 86 deg. 55' W, 135.5' to an iron pin at the intersection of another fence; thence following another fence N 31 deg. 52' W 246.2' to an iron pin; thence leaving fence N 24 deg. 05' W, 85.8' to an iron pin in the S.E. margin of Lakeshore Drive; thence N 67 deg. 25' E, 83.2' along Lakeshore Drive margin to an iron pin, being the point of beginning.

BEING the same property conveyed to Dallas Thomas and Barbara J. Thomas by Quitclaim Deed from Dallas Thomas, dated August 24, 2001, of record at Instrument No. 20010824-0091714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 11/04/03 14:52 2pgs
Fees:13.00 Taxes:606.80

20031104-0161863

unimproved ( )
This is improved (X) property, known as 3241 Lakeshore Drive, Old Hickory, TN 37138
(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 31st day of October, 2003

Dallas Thomas

Dallas Thomas

Barbara J. Thomas

Barbara J. Thomas

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 Dallas Thomas and wife, Barbara J. Thomas

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 Goodlettsville, Tennessee this 31st day of October, 2003.

Commission expires _____

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

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 _____ to be the _____ 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