Davidson County DEEDWARR
Recvd: 01/15/04 12:52 2pgs
Fees:13.00 Taxes:462.50
20040115-0006323

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030403

Send Tax Bills To:
GB & T Mortgage
1321 Murfreesboro Road, Suite 701
Nashville, TN 37217

New Owner is:
4723 Clarksville Pike
Nashville, TN 37218

MAP: 49
PARCEL: 9.00

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, **Frank E. Thomas III** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Eugene Wyatt, Jr. , 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 located in Davidson County, Tennessee, described as follows to-wit:

TRACT I: Land in the 13th Civil District of Davidson County, Tennessee described according to a survey made 7 April 1938, by E. J. Wilkinson, Surveyor, as follows:

Beginning in the westerly margin of State Highway No. 112 (Clarksville Highway) at a point 1467 feet northerly from the center line of Stevens Lane, said point being also the northeasterly corner of the property conveyed to John V. Winters, of record in Book 2707, page 79, Register's Office for said County, and running thence S 76 43' W 300 feet, along Winters' northerly line, to Winters' northwesterly corner; thence No. 1309' W 88 feet to a point; thence N 74 25' E 300 feet to the westerly margin of said Highway, S 13 09' E 100 feet to the beginning.

TRACT II: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated 7 April 1938, by Z.J. Wilkinson, Surveyor, as follows:

Beginning in the westerly margin of State Highway No. 112 (Clarksville Highway) at the northeasterly corner of property conveyed by Moore to Dunaway by deed of record in book 2747, page 204, Register's Office for said County, thence running along the margin of said Highway N 13 09' W 30 feet to a point lying 25 feet southerly from the southeasterly corner of property conveyed to Carl B. Douglas by deed of record in Book 2595, page 31, said Register's Office; thence S 73 W 300 feet to a point lying 22 feet southerly from the southwesterly corner of the said Douglas property thence; S 13 09' e 43.8 feet more or less, to the northwesterly corner of the property conveyed to Dunaway by the said deed of record in Book 2747, page 204, thence along the northerly line of Dunaway's said property, W 74 25' E 300 feet to the beginning.

Being the same property conveyed to H. Marie L. Thomas from Monte D. Watkins, Trustee by Quick Claim Deed dated 6/05/87, recorded 7/18/90, in Book 8155, page 51, Register's Office for Davidson County, Tennessee. Also acquired in Book 7260, page 469 and Book 4846, page 69 in Register's Office for said County. Said H. Marie L. Thomas died 11/03/98 leaving said property to her only heir Frank E. Thomas III. Probate No. 98P1910. Heirship Affidavit of record in Inst. No. 20041115 0006322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

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 31st day of December, 2003.

GRANTOR:

Frank E. Thomas III

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Frank E. Thomas III** , 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 31st day of December, 2003.

Melissa L. Collins
Notary Public

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN. My Comm. Expires Mar. 24, 2004

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Heather M. Moore
Affiant

SWORN TO and subscribed before me this 31st day of December, 2003.

Melissa L. Collins
NOTARY PUBLIC

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN. My Comm. Expires Mar. 24, 2004

My commission expires: 3/24/04