Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0312-61189

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 148,500.00.

Valerie Thomason
Affiant

Subscribed and sworn to before me, this 23rd day of January, ~~2003~~ 2004 (re), Notary

Notary Public
My commission expires: 9/23/2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Thomason 203 Engel Avenue Goodlettsville, TN 37072	**New Owner**	018-11-0-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John T. Dunn and wife, Joyce M. Dunn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Thomason and wife, Valerie Thomason, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Being Lot No. 19 on the plan of Connell Estates, Section 2, of record in Plat Book 2900, Page 130, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John T. Dunn et ux Joyce M. Dunn by deed from Goodlettsville Development Company, dated 11-10-1971, recorded 11-11-1971, recorded in Book 4552, Page 541, Register's Office for Davidson County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 203 Engel Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/28/04 08:31 2pgs
Fees:13.00 Taxes:549.45
20040128-0010540

WITNESS my hand this 23rd day of January, ~~2003.~~ 2004

John T. Dunn

Joyce M. Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John T. Dunn and Joyce M. Dunn, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 23rd day of January, ~~2003.~~ 2004.

Notary Public

My Commission expires: 9/23/2007

LUTHER P. RAMSEY III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.