WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 107,000.00.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 1/28/06

Davidson County DEEDWARR
Recvd: 01/28/04 14:45 2pgs
Fees:13.00 Taxes:395.90

20040128-0010901

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03120005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Shane Thomas 803 Lawrence Street Old Hickory, TN. 37138	New Owner	44-15-0 / 158.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Shane Thomas, Un-married, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JANET P. BELL**, Un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

SHANE THOMAS, Un-married, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No. 259 of Section "A" on the Plan of E. I. DuPont deNemours and Company's Subdivision, as shown of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet P. Bell by Warranty Deed from Jeffrey Lynn Tidwell and wife, Susan Tidwell of record in Bok 8353, page 252, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 803 Lawrence Street, Old Hickory, TN. 37138.

Witness My hand this 26th day of January, 2004.

Janet P. Bell

Janet P. Bell

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Janet P. Bell, un married the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Janet P. Bell

To: ***Shane Thomas***
(a/k/a Philip Shane Thomas)

Property:
803 Lawrence Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003