Davidson County DEEDWARR
Recvd: 04/05/04 10:09 2pgs
Fees:13.00 Taxes:532.43

20040405-0037939

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $143,900.00

Marlene K. Deason
Affiant

Subscribed and sworn to before me, this 26 day of March, 2004.

Notary Public
My commission expires: 9-22-07

Address of New Owner:	Send Tax Bills to:	Tax Information
Marlene Kaye Deason 2720 Fleet Drive Hermitage TN 37076	Same as Owner	86-14-0-B 022

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, Wanda Ann Thomas, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Marlene Kaye Deason, hereinafter called the Grantee, her 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, Tennessee being Lot No. 22 on the Plan of Revised Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, Pages 465 and Page 466, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Wanda Ann Thomas, unmarried, by deed from Greta G. Coe, single, dated 11-12-98 of record in Book 11203, Page, 816, Register's Office for Davidson County, Tennessee.
>
> 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 2720 Fleet Drive, Hermitage, TN 37076. This property is also known as 3617 Fleetwood Blvd., Hermitage, TN 37076

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.

WITNESS my hand this 26 day of March, 2004.

Wanda Ann Thomas

Wanda Ann Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 26 day of March, 2004.

Notary Public

My Commission expires 11/27/06

