WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Young Wilson	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	62-13-74
(NAME)	(NAME)	
1411 Hemlock Avenue	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, John B. Thomas ,II, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda Young Wilson, Unmarried, 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, being Lot(s) 15, as shown on the map entitled George I. Waddey's Subdivision of the W. N. Morgan 18.25 acre tract, called Waddey's River Bluff, of record in Plat Book 843, page(s) 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN B. THOMAS, II, by deed of record as Instrument No. 20030812-0115014, said Register's Office.

This is not the principal residence of the grantor.

unimproved
This is improved X property, known as 1411 Hemlock Avenue, Nashville, TN
(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 my hand this 29th day of April, 2004.

Davidson County DEEDWARR
Recvd: 05/04/04 13:58 1pgs
Fees:13.00 Taxes:667.85

20040504-0050635

John B Thomas II, by Ava Mire
John B. Thomas ,II, by AVA MIRE AS HIS ATTY IN FACT as his atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of April, 2004, before me personally appeared AVA MIRE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN THOMAS, and who acknowledged that she executed the same as the free act and deed of JOHN THOMAS.

BRENDA ANNE WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2004.

Commission expires: Sept 22, 2007

Notary Public