This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
9040376-1

Davidson County DEEDWARR
Recvd: 06/28/04 13:46 2pgs
Fees:13.00 Taxes:606.06
20040628-0076465

Send Tax Bills To:
SAME

New Owner is:
1436 Timber Ridge Circle
Nashville, TN 37211

MAP: 172-04-O-A-82.00CO
PARCEL:

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, **Anthony F. Thomas and wife, Renee C. Thomas**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terry Pettis and wife, Robin Pettis, aka Roberta Pettis** , 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 land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 109 on the Plan of Highlands of Brentwood, Phase Two (Formerly Brentwood Highlands), of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony F. Thomas and wife, Renee C. Thomas from Joseph E. Francis and Susan C. Ferreri, husband and wife, by Warranty Deed dated December 20, 2001 and recorded December 26, 2001 in Instrument No. 200112260141826, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 11189, page 612; Book 11356, page 815; Book 11629, page 906; and Book 11356, page 840; Easements of record in Book 7461, page 773; Book 11189, page 612; and Book 11608, page 467; and all matters of record on plat in Inst. No. 200002090013331, Register's Office for Davidson County.

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 23 day of June, 2004.

GRANTOR:

Anthony F. Thomas

Renee C. Thomas

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Anthony F. Thomas and wife, Renee C. Thomas**, 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 23 day of June, 2004.

Notary Public
My Commission Expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $163,800.00.

Affiant

SWORN TO and subscribed before me this 23 day of June, 2004.

NOTARY PUBLIC

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-24-05