RTEC 08
BOX 48A

Davidson County DEEDWARR
Recvd: 12/17/04 14:15 2pgs
Fees:13.00 Taxes:450.66
20041217-0150376

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,800.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2004.

Notary Public
My commission expires: 11/24/05

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

08-0411-90436

Address of New Owner:	Send Tax Bills to:	Tax Information
Micheal Eison	GMAC Mortgage Corporation	25-14-6.00
207 Dry Creek Road	100 Witmer Road	
Goodlettsville TN 37072	Horsham, PA 19044	

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, Jeffrey Reece Thomas and wife, Janet Lenora Thomas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Micheal Eison and wife, Ornisha Eison, 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, Tennessee, being Lot No. 20 on the Plan of Section Two, Part One, Solitude Acres, of record in Plat Book 3842, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey Reece Thomas and wife, Janet Lenora Thomas by deed from Alan F. Green and wife, Karen F. Green, dated November 29, 1994, recorded December 1, 1994, of record in Book 9533, Page 376, 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 207 Dry Creek Road, 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.

WITNESS my hand this 15th day of December, 2004.

Jeffrey Reece Thomas

Janet Lenora Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Reece Thomas and Janet Lenora Thomas, 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 15th day of December, 2004.

State of Tennessee at Large

My Commission expires: 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN