THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** ~~**First Title & Escrow Co., Inc.**~~ **FTEC File No. 23617-11-2004** B: 4369 **Jack Case Wilson Title Associates** **7100 Executive Ctr. Dr., Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $223,000.00. Patricia Green Affiant Subscribed and sworn to before me this 9th day of December, 2004. Notary Public My Commission Expires: 12-22-08 KAREN L. TRUSTY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melissa Tabb Andrew R. Tabb 5628 Knob Road Nashville, TN 37209	GMAC Mortgage 100 Witmer Road Horsham, PA 19044	Map No.103.06-0- Parcel No. 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason W. W. Thomason and wife, Susan Bell Thomason,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Tabb and husband, Andrew R. Tabb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5628 Knob Road, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of December, 2004.

Jason W. W. Thomason

Susan Bell Thomason

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jason W. W. Thomason and wife, Susan Bell Thomason,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/29/04 10:52 2pgs
Fees:13.00 Taxes:825.10

20041229-0153734

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Brookside Courts Addition No. 2 as of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jason W. W. Thomason and wife, Susan Bell Thomason by deed dated May 31, 2001 from Jarett Todd Raines, married of record in Instrument No. 20010604-0057610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Easement for driveway of record in Book 5197, page 872, Book 5223, page 847 and in Book 5224, page 96; and
2. All matters appearing on the Plan of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.