Return to:
Mooreland Title Company, L.L.C.
700 Craighead Street
Suite 107
Nashville, TN 37204

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 01/05/05 08:57 3 pgs
Fees:18.00 Taxes:1017.50
20050105-0001603

File No.: **2120-683133**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of December, 2004**, by and between **Cindy L. Dominicus**, parties of the first part, and **Lance R. Thomas and Heather I. Thomas**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 22.9 FEET OF LOT NO. 156 AND THE EASTERLY 23.9 FEET OF LOT NO. 157 ON THE PLAN OF VICTORIA PLACE, AS RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 156 AND 157 FRONT TOGETHER 46.8 FEET ON THE NORTHERLY SIDE OF FERGUSON AVENUE AND RUN BACK BETWEEN PARALLEL LINES 152 FEET TO AN ALLEY.

Being the same property conveyed to Cindy L. Dominicus, unmarried from Pamela R. Walker, Brenda J. Lytle, Pearlie D. Maupin, Earl E. Thomas and Harold J. Thomas, by virtue of Warranty Deed as recorded on July 21, 2000 in Instrument Number 200007210072356, in the Register's Office for Davidson County, Tennessee.

20000721007210072356
This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **117-08-0 122.00**
x Improved OR
Unimproved property located at: **1518 Ferguson Ave., Nashville, Tennessee 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cindy L. Dominicus

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cindy L. Dominicus** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of December, 2004.**

Notary Public

My Commission Expires: 7/29/07

****

Owner's Name: **Lance R. Thomas and Heather I. Thomas**

and Address: **1518 Ferguson Ave.**
Nashville, TN 37212

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Flagstar Bank, FSB
P. O. Box 7026
Troy, MI 48007-7026

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**275,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-ninth day of December, 2004.**

Notary Public

My Commission Expires: 7/29/07