RTEC08
Box 48A

Davidson County DEEDWARR
Recvd: 01/07/05 13:52 2 pgs
Fees:13.00 Taxes:555.00
20050107-0002921

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 $150,000.00

Ester Bradley
Affiant

Subscribed and sworn to before me, this 17th day of December, 2004.

Janelle J. McGuire
Notary Public
My commission expires: 11/26/05

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

08-0411-90435

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey R. Thomas	Chase Manhattan Mortgage	334-B-26
222 Nathan Drive	4919 Memorial Highway	33-4B-26
Goodlettsville TN 37072	Tampa, FL 33634	

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, Marcus K. Babbitt and wife, Stephanie Babbitt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey R. Thomas and wife, Janet L. Thomas, 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. 26 on the Plan of Dry Creek Pointe, Section One, of record in Plat Book 7900, Page 737, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Marcus K. Babbitt, married, by deed from Daniel B. Kosek and Jennifer A. Kosek, husband and wife, dated August 27, 2001, recorded August 31, 2001, of record in Instrument No. 20010831-0094911, 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 222 Nathan Drive, 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 17th day of December, 2004.

Marcus K. Babbitt

Stephanie Babbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marcus K. Babbitt and Stephanie Babbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 17th 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