Return to:
**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2005.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 7/19/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammy J. Thomas<br>4913 Leesa Ann Lane<br>Hermitage, TN 37075 | Tammy J. Thomas<br>4913 Leesa Ann Lane<br>Hermitage, TN 37075 | Map 76-05<br>Parcel 20 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Melissa K. Johns and husband, Michael Howell**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Tammy J. Thomas**

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 19 ON THE PLAN OF HIDDEN HILL, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4860, PAGE 43, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MELISSA K. JOHNS, AN UNMARRIED WOMAN, BY DEED FROM BILLY JAMES WOODARD, UNMARRIED, DATED OCTOBER 31, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011102-0119852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MICHAEL HOWELL JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4913 Leesa Ann Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 25th day of February, 2005.

Melissa K. Johns Howell
Melissa K. Johns

Michael Howell

Davidson County DEEDWARR
Recvd: 03/10/05 10:54 2 pgs
Fees:13.00 Taxes:436.60
20050310-0026590

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melissa K. Johns and husband, Michael Howell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076