STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of March, 2005.

Notary Public

CANDACE Y. BURNETTE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE EXPIRES 11-14-06

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/29/05 14:19 3 pgs
Fees:18.00 Taxes:708.55
20050329-0033842

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles Thomas and Kristin Thomas
812 Aimes Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-15-0-A-138

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerhart C. Van Note and wife, Jill Van Note** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles Thomas and wife, Kristin Thomas** hereinafter referred to as Grantees, their heirs 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. 138 on the Plan of Boone Trace at Biltmore, Section Three, a Planned Unit Development, as of record in Book 9700, page 759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Gerhart C. Van Note and wife, Jill Van Note by Warranty Deed from Dana Janssen and wife, Lacy Janssen of record in Instrument No. 20040811-0097049, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 759, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7265, Page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813 and Book 10306, page 817, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

HOA of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 812 Aimes Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of March, 2005.

Gerhart C. Van Note by Donnel Nelson as Atty in Fact
Gerhart C. Van Note

Gill Van Note by Donnel Nelson as Atty in Fact
Jill Van Note

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnel Milam, with whom I am personally acquainted and who proved herself to be the attorney in fact of Gerhart C. Van Note and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2005.

Tonja Barron
Notary Public

My Commission Expires: 1-20-09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donnel Milam, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jill Van Note and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2005.

Tonja Barron
Notary Public

My Commission Expires: 1-2009

