Box 64
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/05 10:10 2 pgs
Fees:13.00 Taxes:660.45
20050414-0041589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $178,500.00

Affiant

Subscribed and sworn to before me this [illegible] day of [illegible]

Notary Public
My Commission Expires JULY 21, 2007
(Affix Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jimmy Graham Jr.	SAME	034-07-0-A-042.00CO
2022 Spring Branch Drive		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert J. Thoms**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jimmy Graham Jr. , unamarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Thoms, by deed from Cedar Glen, Inc., a Tennessee Corporation, on August 28, 2001, of record in Instrument Number 20010905-0096228, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,728.96 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, page 886, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6628, page 577; and Book 6646, page 543; and Book 7675, page 804; and Book 8402, page 569; and Book 10672, page 743; and Instrument Number 20010817-0089318, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7637, page 813, Register's Office for Davidson County, Tennessee.
- Memorandum of lease recorded in Instrument Number 20021031-0133538, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2022 Spring Branch Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 5, 2005.

Robert J. Thoms

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert J. Thoms to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this [illegible], 2007.

My commission expires _____

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21 20[illegible]
2007