Davidson County DEEDWARR
Recvd: 06/22/05 12:10 2 pgs
Fees:13.00 Taxes:629.00

20050622-0071555

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Jennifer Lenell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2005

Sandy Meyer
Notary Public

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN. 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS
James Edward Thomas, Jr.	Quicken Loans, Inc.	Map 086
3425 Parkwood Ct.	20555 Victor Parkway	Group 14-0-B
Hermitage, TN 37076	Livonia, MI 48152	Parcel 143.00 CO

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

LeAnn F. Judkins, UNMARRIED

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James Edward Thomas, Jr., UNMARRIED

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. 93, on the Plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LeAnn F. Judkins by deed from James Douglas Baird and wife, Mary Baird, of record in Instrument 20041124-0140983, said Register's Office.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees and (2) All matters appearing on the plan of record in Plat Book 6900, pages 738 and 739, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3425 Parkwood Ct., Hermitage, TN 37076

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 my hand this 17th day of June, 2005.

LeAnn F. Judkins
LeAnn F. Judkins by Lucy Fourch Attorney - in - fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy Foutch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of LeAnn F. Judkins as her Attorney in Fact as the free act and deed of the within named LeAnn F. Judkins.

Witness my hand and official seal at Nashville, Tennessee the 17th day of June, 2005.

My Commission Expires: 1/24/09

Notary Public

