40-A

Davidson County DEEDWARR
Recvd: 07/28/05 08:31 2 pgs
Fees:13.00 Taxes:966.63
20050728-0087958

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Richard W. Jett
1105 Maplehurst Avenue
Nashville, TN 37204

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 117-16
PARCEL 215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles D. Thomas and Johnny Mack Thomas and Joyce Thomas Charlton, Devisees under the Last Will and Testament of Carmon Odle Thomas, and being all the heirs-at-law of Carmon Odle Thomas, also known as Carmone Odle Thomas** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Richard W. Jett**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 10 and the east one-half of Lot Not No. 9 of Block 12 on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Christopher Douglas Thomas and wife, Carmon Odle Thomas, by deed from John A. Coben and wife, Emma Lou Coben, dated May 27, 1964, of record in Book 3765, page 97, Register's Office for Davidson County, Tennessee. The said Christopher Douglas Thomas and wife, Carmon Odle Thomas, both having since died, with Christopher Douglas Thomas predeceasing Carmon Odle Thomas. Title to the property is now vested in Charles D. Thomas, Johnny Mack Thomas and Joyce Thomas Carlton, pursuant to the Last Will and Testament of Carmon Olde Thomas a/k/a Carmon Odle Thomas, and Affidavit of Heirship of record in Instrument No. 20050728-0087957, Register's Office for Davidson County, Tennessee. All of the heirs-at-law of Carmon Odle Thomas have executed this Warranty Deed.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1103 Maplehurst Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of July, 2005.

Charles D. Thomas

Johnny Mack Thomas

Joyce Thomas Charlton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charles D. Thomas, Johnny Mack Thomas, and Joyce Thomas Charlton, Devisees under the Last Will and Testament of Carmon Odle Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 22nd day of July, 2005.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 1/24/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $261,250.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of July, 2005.

NOTARY PUBLIC

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

My Commission Expires: 1/24/09