This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050576

Davidson County DEEDWARR
Recvd: 09/06/05 11:08 2 pgs
Fees:13.00 Taxes:687.09
20050906-0106474

Send Tax Bills To:
SAME

New Owner is:
Christopher B. Thomas
1112 Sommersby Court
Nashville, TN 37221

MAP: 141-07-O-B
PARCEL: 161.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jay P. Herrick and wife, Angela M. Herrick**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher B. Thomas, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, as of record in Book 9700, page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jay P. Herrick, a married man by Warranty Deed from Somerset Farms, a Tennessee Joint Venture dated April 13, 1999, recorded April 15, 1999, in Book 11433, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JH AH by JE
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of August, 2005.

GRANTOR:

Jay P. Herrick by Tice Feldman AIF

Jay P. Herrick by Tice Feldman as Attorney-in-Fact

Angela M. Herrick by Tice Feldman AIF

Angela M. Herrick by Tice Feldman as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tice Feldman**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jay P. Herrick and Angela M. Herrick,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20050906-0106473, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 31 day of August, 2005.

CYLITHE COND SANDERS NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: November 23, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $185,700.00.

Affiant

CYLITHE COND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

SWORN TO and subscribed before me this 31 day of August, 2005.

NOTARY PUBLIC
My commission expires: My Commission Expires Nov 23 2006