03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2005.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd 09/20/05 08:56 2 pgs
Fees:13.00 Taxes:534.65
20050920-0112666

03-0508-33046

Address of New Owner:	Send Tax Bills to:	Tax Information
Bonnie Jo Thomas	First Horizon Home Loan	148-13-0-056
367 Melpar Drive	P.O. Box 146	
Nashville TN 37211	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aaron M. Sain and wife, Laurie V. Sain, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bonnie Jo Thomas and husband, Ronald B. Hull, hereinafter called the Grantee, her successors 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. 307, on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron M. Sain and wife, Laurie V. Sain by deed from Gary M. Sneed and wife, Karen Sneed, dated May 26, 1995, of record in Book 9686, Page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 367 Melpar Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 12th day of September, 2005.

Aaron M. Sain

Laurie V. Sain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron M. Sain and Laurie V. Sain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 12th day of September, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09