File No. 250900869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Betty Slagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2005.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRACEY TRUMPHOUR

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/30/05 10:39 2 pgs
Fees:13.00 Taxes:355.20
20050930-0117619

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Slagle	Countrywide Home Loans, Inc.	Map 052-01-0-236.00
(NAME) 718 Oakdell Avenue	(NAME) 1565 Highway 42, North	
(ADDRESS) Madison, TN 37115	(ADDRESS) McDonough, Georgia 30253	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James Dillard Thomas, executor, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Slagle, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16 on Block "A" on the Plan of the resubdivison of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the westerly side of Oakdell Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Van D. Thomas and wife, Ada Bush Thomas by Warranty Deed dated January 2, 1964 from Fern P. Strickland, a widow of record in Book 3674, Page 585, Register's Office for Davidson County, Tennessee. The said Van D. Thomas having since died and the said Ada Bush Thomas now being a widow. The Ada Bush Thomas having since died. Leaving James Dillard Thomas as executor of the estate by last will and testament.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 718 Oakdell Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of September, 2005.

James Dillard Thomas Executor
James Dillard Thomas

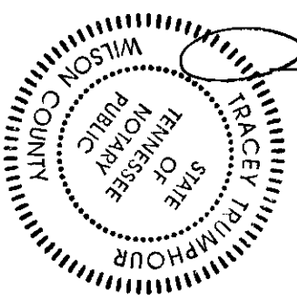
STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Dillard Thomas with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Ada L. Thomas the within named bargainer, a estate, and that, James Dillard Thomas as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by James Dillard Thomas as such Executor.

Witness my hand at office this 28th day of September, 2005.

Commission expires: 1-23-06



Tracey Trumphour
Notary Public

File Number: 250900869

RETURN TO:
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Mt. Juliet, TN 37122