WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/05 13:16 2 pgs
Fees:13.00 Taxes:365.93

20051130-0144037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 98,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF AUGUST, 2005.

NOTARY PUBLIC

My Commission Expires 3-22-2006
My Commission Expires MAR. 22, 2008

MARK HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00985CP THOMAS SA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Stacey Redding	Country Wide Home Loans	MAP:
3908 Creekside Drive	4440 Southpoint Pkwy Suite 300	Parcel:148-10 44.00
Nashville, TN 37211	Jacksonville, FL 32216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHAD S. THOMAS, AND WIFE, KAREN M. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STACEY REDDING, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3908 Creekside 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 31st day of August, 2005.

Chad S Thomas by Heather Jenkins atty. in fact
Chad S. Thomas

Karen M. Thomas by Heather Jenkins atty. in fact
Karen M. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 31st day of August, 2005, before me personally appeared Heather T. Jenkins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Chad S. Thomas and Karen M. Thomas** and acknowledged that she executed the same as the free act and deed of said **Chad S. Thomas and Karen M. Thomas.**

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 178 ON THE PLAN OF SECTION FIVE, LOCUSTWOOD OF RECORD IN BOOK 2663, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM TRAE MICHAEL KERR AND CALLIE R. KERR, HUSBAND AND WIFE TO CHAD S. THOMAS, UNMARRIED AND STEPHEN E. THOMAS AND KATHY BROWN THOMAS, HUSBAND AND WIFE AS RECORDED ON THE 1ST DAY OF MAY, 2000 IN INSTRUMENT NO. 200005010042496 AND QUITCLAIM DEED FROM STEPHEN E. THOMAS AND WIFE, KATHY BROWN THOMAS TO CHAD S. THOMAS, UNMARRIED AS RECORDED ON THE 5TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011105-0121041 RE-RECORDED IN INSTRUMENT NO. 20011115-0125434, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.