This instrument prepared by:
, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615)371-8999

File No.: **2120-1033633**

Davidson County DEEDWARR
Recvd: 01/06/06 09:56 3 pgs
Fees:18.00 Taxes:1085.95

20060106-0002061

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of December, 2005**, by and between **Thomas S. Tomlinson, Trustee of the Thomas S. Tomlinson Revocable Living Trust, dated July 9, 1999**, parties of the first part, and **Jane B Mohr**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF BURKITT ROAD SUBDIVISION, OF RECORD IN PLAT BOOK 7900, PAGE 995, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BOBBY JOE HALL AND WIFE, PAMELA DENISE POTEAT TO THOMAS S. TOMLINSON AS RECORDED ON THE 4TH DAY OF DECEMBER, 1998 IN BOOK 11238, PAGE 689; QUITCLAIM DEED FROM THOMAS S. TOMLINSON TO THOMAS S. TOMLINSON, TRUSTEE OF THE THOMAS S. TOMLINSON REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 1999 AS RECORDED ON THE 12TH DAY OF JULY, 1999 IN BOOK 11568, PAGE 329; QUITCLAIM DEED FROM THOMAS S. TOMLINSON, TRUSTEE OF THE THOMAS S. TOMLINSON REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 1999 TO THOMAS S. TOMLINSON AS RECORDED ON THE 27TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010327-0029531; QUITCLAIM DEED FROM THOMAS S. TOMLINSON TO THOMAS S. TOMLINSON, TRUSTEE OF THE THOMAS S. TOMLINSON REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 1999 AS RECORDED ON THE 6TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010606-0059285; QUITCLAIM DEED FROM THOMAS S. TOMLINSON, TRUSTEE OF THE THOMAS S. TOMLINSON REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 1999 TO THOMAS S. TOMLINSON AS RECORDED ON THE 15TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030515-0066315 AND QUITCLAIM DEED FROM THOMAS S. TOMLINSON TO THOMAS S. TOMLINSON, TRUSTEE OF THE THOMAS S. TOMLINSON REVOCABLE LIVING TRUST AGREEMENT DATED JULY 9, 1999 AS RECORDED ON THE 27TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030627-0089104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **187-00-0 139.00**

X Improved OR

Unimproved property located at: **6811 Burkitt Road, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Thomas S. Tomlinson Revocable Living Trust

Thomas S. Tomlinson, Trustee

Thomas S. Tomlinson, Trustee

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Thomas S. Tomlinson, Trustee of the Thomas S. Tomlinson Revocable Living Trust, dated July 9, 1999** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-ninth day of December, 2005.**

Brenda L. Lehman

Notary Public

My Commission Expires: 3/10/07

Brenda L. Lehman Notary Public Williamson County, Tennessee

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Owner's Name: **Jane B Mohr**

and Address: **6811 Burkitt Road**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank d/b/a Regions
Mortgage
401 Union Street
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$293,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jane B Mohr
Affiant

Subscribed and sworn to before me this **Twenty-ninth day of December, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee