SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant Subscribed and sworn to before me, this 8th DAY OF February, 2006. Notary Public MY COMMISSION EXPIRES: ~~2-20-05~~ 2-9-05 (AFFIX SEAL)
WARRANTY DEED G-CBB-06-475	

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

TONJA BARNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Sellers	New owner (NAME)	
475 Manley Drive (ADDRESS)	(ADDRESS)	146-16-141.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN LEE THOMAS AND WIFE, MARY LINDA THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMMY SELLERS AND JEFF SELLERS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 126 ON THE PLAN OF BRENTWOOD HALL, SECTION 5, AS OF RECORD IN BOOK 2133, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN LEE THOMAS AND WIFE, MARY LINDA THOMAS BY WARRANTY DEED FROM MARTHA W. WHITLEY, A WIDOW, RECORDED ON THE 3RD DAY OF MARCH, 1993 IN DEED BOOK 8878, PAGE 741, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 2133, Page 127; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 475 Manley Drive, Nashville, Tennessee 37220
(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), their 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), their 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 8th day of February, 2006.

John Lee Thomas

Mary Linda Thomas

Davidson County DEEDWARR
Recvd: 02/10/06 13:24 2 pgs
Fees:13.00 Taxes:740.00

20060210-0016651

STATE OF Tennessee
COUNTY OF Davidson

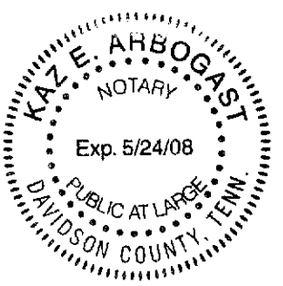
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Lee Thomas and Mary Linda Thomas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903