This Instrument Was Prepared By:

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AmSouth Center
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Davidson County DEEDWARR
Recvd: 04/12/06 08:59 2 pgs
Fees:13.00 Taxes:3700.00

20060412-0041892

COURTNEY E. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires: September 19th, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

X. Robert J Lenard Sr.
Affiant

Subscribed and sworn to before me, this 4th day of April, 2006.

Notary Public

My Commission Expires: Sept. 19, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Robert J. Lenard, Sr. 9513 Ivanvale Dr. Brentwood, TN 37027	SAME	75-152.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Dwight Thomas and wife, Brenda Thomas,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Robert J. Lenard, Sr.**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cowgill Estates, as of record in Book 6200, page 991, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 99.80 feet on the generally westerly side of Lebanon Pike, and runs back between lines, 366.3 feet on the southerly line and 369.49 feet on the generally northerly line, to a dead line in the rear on which it measures 99.78 feet thereon.

Being the same property conveyed to Dwight Thomas and wife, Brenda Thomas by deed of record in Book 11169, page 358, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2006 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Book 6200, page 991, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 11451, page 988, Register's Office for Davidson County, Tennessee.

This is (X)unimproved ( ) improved property known as: 4154 Lebanon Rd., Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of April, 2006.

By: Dwight Thomas
Dwight Thomas

By: Brenda Thomas
Brenda Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Anne D. Welton, a Notary Public of the State and County aforesaid, personally appearec Dwight Thomas and wife, Brenda Thomas, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Nashville, Tennessee, this 4th day of April, 2006.

Anne D. Welton
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 14, 2009

ANNE D. WELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY