mail to:

(2)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

~~RECORD AND RETURN TO:~~
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01399

WARRANTY DEED

TONIA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 1-20-09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Thiele **1305 Forrest Avenue** **Nashville, TN 37148**	New Owner	**083-09-103**

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

Joni M. Hix, unmarried

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

Brian J. Thiele and wife, Anna R. Thiele

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

A tract of land lying and situated in Davidson County, Tennessee, and being the westerly half of Lot No. 6 of Block No. 3 on the Map of D. H. Bailey's Subdivision of Allison Property of record in Book 161, page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joni M. Hix, unmarried, by Quit Claim Deed from Rhonda J. Burnette, unmarried, dated 02/23/98 and recorded 03/02/98 in Book 10815, page 921, and also being the same property conveyed to Rhonda J. Burnette, unmarried and Joni M. Hix, unmarried by Warranty Deed from Harry Macomber and wife, Pam Hiers dated 01/08/93 and recorded 01/12/93 in Book 8838, page 26, Register's Office for Davidson County, Tennessee.

Subject to all matters on plat of record in Plat Book 161, page 73, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1305 Forrest Avenue, Nashville, TN 37148**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of April, 2006.

Joni M. Hix by Don H. Hix, Attorney in Fact

Joni M. Hix by Don H. Hix, Attorney in Fact of record in Instrument No. 20060413-0042576**, Register's Office for Davidson County, Tennessee**

Davidson County DEEDWARR
Recvd: 04/13/06 13:01 2 pgs
Fees:13.00 Taxes:1039.70

20060413-0042577

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joni M. Hix the bargainor(s) 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 at _____, Tennessee, this 10th day of April, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of April, 2006, before me personally appeared Don H. Hix to me known to be the person who executed the foregoing instrument in behalf of Joni M. Hix as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Joni M. Hix.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 2006.

Commission Expires: 11/4/06

Gail C. Victory
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006