07

REALTY TITLE
487

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of April, 2006.

Notary Public

My Commission Expires: 11/22/08

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/24/06 12:31 2 pgs
Fees:13.00 Taxes:665.63
20060424-0046581

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua Thomas and wife, Lori Thomas

1632 Celebration Way
Nashville, Tennessee 37211

SEND TAX BILLS TO:
U. S. BANK
P. O. BOX 20005
OWENSBORO, KY 42304-0005

MAP-PARCEL NUMBERS:

172-8-B-32

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Fabian H. Bedne, and Wife, Mary Linden Salter hereinafter referred to as Grantors, hereby transfers and conveys to Joshua Thomas and wife, Lori Thomas, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 32 on the Revised Final Plat of Phase One, Bridle Downs, of record in Plat Book 6900, Pages 701-703 and corrected in Book 8169, page 240, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fabian H. Bedne, and Wife, Mary Linden Salter by Warranty Deed from Mark A. Rumbles and wife, Kathleen A. Rumbles of record in Deed Book 10823, page 195, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive Covenants of record in Deed Book 7448, Page 772, Book 8814, page 631, Book 9818, page 68 and Book 9873, page 497, Register's Office of said County.

Subject to all matters as set forth per Plat Book 6900, Pages 701-703 and corrected in Book 8169, page 240, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1632 Celebration Way, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 21st day of April, 2006.

Fabian H. Bedne

Mary Linden Salter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Fabian H. Bedne and Mary Linden Salter , with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained .

Witness my hand and official seal this 21st day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Expires ~~11/02/05~~ 11/8/08

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