WARRANTY DEED

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April, 2006

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Marie Thrasher	~~Mortgage Company of America~~	MAP & PARCEL
(NAME)	(NAME)	
309 Rural Hill Avenue	~~2416 21st Avenue South, Ste. 202~~	149-08-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	~~Nashville, TN 37212~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wylie Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Marie Thrasher and husband, Ronnie J. Thrasher

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:

Land in Davidson County, Tennessee, being all of Lot No. 37, Dorhill Acres, Section Two, as shown on the survey and plat of same appearing of record in Book 2331, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Wylie Properties, LLC, by deed dated July 11, 2003, from Lynn Hayes Cawthorne and wife, Doris W. Cawthorne, as shown of record as Instrument #20030717-0100014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2597, page 476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 04/27/06 09:12 2 pgs
Fees:13.00 Taxes:460.65

20060427-0048072

unimproved ( )
This is improved (X) property, known as 309 Rural Hill Avenue, Nashville, TN 37217
(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 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 my hand this 25th day of April, 2006

Wylie Properties, LLC
By:
Lynn H. Cawthorne, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lynn H. Cawthorne and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Wylie Properties, LLC the within named bargainor, and ~~corporation~~, and that he as such Chief Manager 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 Lynn H. Cawthorne as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Murfreesboro, TN on this the 25th day of April, 2006.

My commission expires 5-21-07

Linda L. King
Notary Public

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY