WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11 DAY OF July 2006

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/06

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, P.C., 5120 Virginia Way, C-22, Brentwood, Tn 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Karen Thomas	Same	MAP: 01514006300
2332 Forest Lake Drive		Parcel:
Nashville, Tennessee 37211		

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

MINNIE PEARL HARBISON, UNMARRIED

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

KAREN THOMAS and CHAD THOMAS

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

Being Lot No. 23, Section II, on the Plan of William Hills Subdivision of record in Book 4460, page 62, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 155.34 feet on the easterly margin of Milliken Drive and runs back between lines 285.0 feet on both the Northerly and Southerly lines to a line on the rear on which it measures 153.96 feet thereon. Being the property conveyed to David William Millholland and wife, Anita L. Millholland, by Deed of record in Book 5058, page 70, of the Register's Office for Davidson County, Tennessee, and which David William Millholland quitclaimed his interest in and to Anita L. Millholland by Quitclaim Deed of record in Book 6341, page 620 of the Register's Office for Davidson County, Tennessee. Also being the same property in which Anita L. Millholland conveyed all of her right, title and interest to W.W. Harbison by Quitclaim Deed dated November 20, 1984 and recorded in Book 6430, page402-403 in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed by Executor's Quitclaim Deed from James A. Harbison, Executor, to Minnie Pearl Harbison, recorded July 14, 1994 in Book 9377, page 319-320, Register's Office for Davidson County, Tennessee.

All information contained herein was supplied by the parties.

This is improved property known as 3116 Milliken Drive, Joelton, TN 37080

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 9 day of July 2006.

Minnie Pearl Harbison

Minnie Pearl Harbison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Minnie Pearl Harbison , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Minnie Pearl Harbison executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co. Tennessee , this 9 day of July, 2006

Notary Public Dawn Frito

My Commission Expires: 9/30/06

Davidson County DEEDWARR
Recvd: 07/12/06 14:06 1 pgs
Fees:13.00 Taxes:92.50

20060712-0083956