Davidson County DEEDWARR
Recvd: 07/17/06 13:40 2 pgs
Fees:13.00 Taxes:447.33

20060717-0085714

# WARRANTY DEED

**Address New Owner as Follows:**
Lois A. Thomas
912 Tavistock Place
Antioch, TN 37013

**SEND TAX BILLS TO:**
LaDonna Meuchel
2316 Selma Avenue
Nashville, TN. 37214

**THIS INSTRUMENT PREPARED BY:**
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**
The actual consideration or value, whichever is greater, for this transfer is:

**MAP AND PARCEL**
Map 149.2A
Parcel 66

DONALD R. O'GUIN SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**$120,900.00**

Lois A. Thomas
**Affiant**

Subscribed and sworn to before me, this the 12th day of July, 2006.

Donald R. O'Guin
**Donald R. O'Guin, Sr., Notary Public**

MY COMMISSION EXPIRES:
July 25, 2009

My Commission Expires:
July 25, 2009

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Lois A. Thomas**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **LaDonna Meuchel and Julie Ann O'Guin** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Lois A. Thomas,** her successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

**A Certain** tract or parcel of land located in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, page 720, 721, 722, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**BEING** the same property conveyed to conveyed to Christopher D. Dirr by Warranty Deed from LaDonna Meuchel and Julie Ann O'Guin, of record in Book 10880, Page 790, Register's office for Davidson County, Tennessee.

**BEING** the same property conveyed to LaDonna Meuchel and Julie Ann O'Guin by Trustee's Deed, of record in Instrument 20060206-0014533, Register's Office for Davidson County, Tennessee.

**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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 12th day of July, 2006.

LaDonna Meuchel

Julie Ann O'Guin

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**PERSONAL ACKNOWLEDGEMENT**

Before me, Donald R. O'Guin, Sr., a Notary Public in and for said State and County aforesaid, personally appeared the within named, LaDonna Meuchel and Julie Ann O'Guin, the grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2006.




**Donald R. O'Guin, Sr., Notary Public**

My commission expires July 25, 2009.

**MY COMMISSION EXPIRES:**
**July 25, 2009**