WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lorine Thomas	New Owner	Map 108
113 Windwood Circle		Group 12-0B
Nashville, TN 37214		Parcel 153.00-CO

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

Dwayne E. Gannon and wife, Barbara Gannon

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lorine Thomas

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:

BEING Lot No. 90 on the Plan of Harborview, Phase 1A, Section 5, as shown on plat of record in Plat Book 7900, Page 485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dwayne E. Gannon and Barbara Gannon, husband and wife, by deed from Richard Wayne Tucker and wife, Kimiko Kasai Tucker, of record in Book 11092, Page 125, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7471, page 26, Book 7646, page 142, Book 7646, page 147, Book 7646, page 149, Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8634, page 19, Book 8856, page 361, Book 9182, page 786, and Book 7471, page 62, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 485, said Register's Office; (3) Sanitary Sewer Easements of record in Book 5856, Pages 80 and 84, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 113 Windwood Circle, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 07/28/06 08:08 2 pgs
Fees:13.00 Taxes:715.21
20060728-0091217

Witness our hands this 18th day of July, 2006.

Dwayne E. Gannon

Barbara Gannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne E. Gannon and Barbara Gannon, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2006.

My Commission Expires: 1/24/09

Notary Public

