WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/06 13:55 2 pgs
Fees:13.00 Taxes:999.00
20060801-0093420

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$270,000.00.**

Craig L. Thomas
Affiant

Subscribed and sworn to before me this 31 day of July, 2006

Notary Public
My Commission expires: 8/30/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Craig Thomas	SAME	86-04-0-A-38.00-CO
204 Oak Hollow Circle		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elizabeth Conley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Craig Thomas and Beatrice C. Thomas, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Phase I-B Oakcrest, of record in Plat Book 6900, page 384, and amended in Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Conley, III and Elizabeth Conley, by deed from Marcus R. McKerley and wife, Farah L. McKerley, of record in Instrument Number 20010824-0091765, Register's Office for Davidson County, Tennessee. Further conveyed to Elizabeth Conley, by Quitclaim deed from Robert Conley, III, on March 4, 2004, of record in Instrument Number 20040316-0029884, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 86-04-0A-38.00-CO.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 384, and amended in Book 6900, page 385, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7308, page 804, and in Book 8277, page 830, Register's Office for Davidson County, Tennessee.
- HOA Charter as set forth in instrument recorded in Book 7589, page 20, and in Book 7662, page 385, Register's Office for Davidson County, Tennessee.
- Common Area as set forth in instrument recorded in Book 7665, page 798, and in Book 8073, page 571, Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Oak Hollow Circle, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 31, 2006.

Elizabeth Conley
Elizabeth Conley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Conley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2006

My commission expires 8/20/06

Notary Public

