RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44835 FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 13:26 2 pgs
Fees:13.00 Taxes:532.80
20060804-0095829

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY My Commission Expires MAY 22, 2010
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Thomas	SAME AS NEW OWNER	132-16-91
9316 Chesapeake Drive		
Brentwood, TN 37027		

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, I/WE,

Dinah L. Gregory a/k/a Dinah G. Tidwell, now married to James Monk

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

Kenneth L. Thomas and wife, Brenda D. 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:

LAND in Davidson County, Tennessee, being Lot No. 609 on the Plan of Caldwell Hall, Section VII, as of record in Book 3300, page 19, Register's Office for said County.

SAID Lot No. 609 fronts 90 feet on the southerly side of Elaine Drive and runs back 137.9 feet on the westerly line and 139.4 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

BEING the same property conveyed to Dinah L. Gregory a/k/a Dinah G. Tidwell, by Divorce Decree in Case No. 83-933; and by Quitclaim Deed from Jerry W. Tidwell, of record in Book 6078, page 744, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerry W. Tidwell and wife, Dinah G. Tidwell by deed from Lloyd R. Barnes and wife, Janet F. Barnes, of record in Book 4788, page 224, Register's Office for Davidson County, Tennessee. The said James Monk, husband of Dinah L. Gregory a/k/a Dinah G. Tidwell, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 619 Elaine Drive, Nashville, TN 37211

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 our hand(s) this 31st day of July, 2006

Dinah L. Gregory a/k/a Dinah G. Tidwell

James Monk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Dinah L. Gregory a/k/a Dinah G. Tidwell, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2006

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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 JAMES MONK, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my and official seal at Nashville, Tennessee, this the 31st day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010