86-1-518

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/26/06 11:08 2 pg
Fees:13.00 Taxes:1054.50

20060926-0118977

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44901

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
21st DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 26, 2006

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
The Lagrone Family, L.P.	~~SAME~~	**92-11-332**
335 Arena Avenue	5408 McGavock Rd	**21W 140**
Nashville, TN 37203	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 **WE, ANDREW J. THOMAS, JR., and WILLIAM ERIC THOMAS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The ~~Lagrone~~ LaGrone Family, L.P.**

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

Being Lot No. 110 on the Map of Murphy Land Company's Division B of record in Book 161, Page 126, Register's Office for said County, according to an unregistered copy of a plan dividing said Subdivision into lots, said Lot 110 is described as follows:

Beginning at a point in the west line of Arena Avenue, 206 feet north of the northerly margin of Arena Avenue and Murphy Avenue; thence westerly 164 feet parallel with Murphy Avenue to an alley; thence northerly 50 feet with said alley; thence easterly 164 feet parallel with Murphy Avenue to the westerly margin of Arena Avenue; thence southerly with Arena Avenue, 50 feet to the beginning.

Being the same property conveyed to Alphonsa Thomas, surviving tenant by the entirety shown by Affidavit in Book 5633, Page 870 and being the same property conveyed to A. J. Thomas and wife, Alphonsa Thomas by deed from Tony Evans and wife, Mary Alice Evans of record in Book 1718, Page 524, Register's Office for Davidson County, Tennessee. The said A. J. Thomas having predeceased Alphonsa Thomas and the said Alphonsa Thomas has since died. Her Will was probated as Case No.: 05P916, Davidson County, Tennessee. Case has closed and property was bequeathed to Andrew J. Thomas, Jr., and William Eric Thomas.

This is improved property known as 335 Arena Avenue, Nashville, Tennessee 37203

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 hands this 21st day of September, 2006.

ANDREW J. THOMAS, JR.

WILLIAM ERIC THOMAS

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 ANDREW J. THOMAS, JR., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21ST day of September, 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)

On this 21st day of September, 2006, before me personally appeared ANDREW J. THOMAS, JR., to me known to be the person who executed the foregoing instrument in behalf of WILLIAM ERIC THOMAS, as his Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of the said WILLIAM ERIC THOMAS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of September, 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