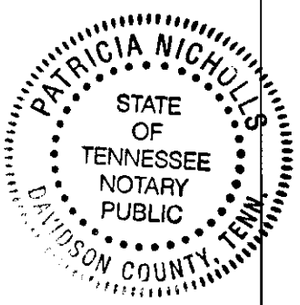
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

DeMarcus L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2006

Patricia Nicholls
Notary Public:

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

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:
DeMarcus L. Thomas	NEW OWNER	Map 94
246 Hickorydale Dr.		Group 12-0
Nashville, TN 37210		Parcel 010.00

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

Patsy J. Fowler and Peggy J. Nance and Linda S. Pyburn

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

DeMarcus L. Thomas, married

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. 54, on the Plan of Clover Nook, of record in Plat Book 2900, Page 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Herman Melvin Allen, unmarried, by deed from Mark H. Goodwin and wife, Barbara K. Goodwin, of record in Instrument 20021127-0147090, Register's Office for said County. The said Herman Melvin Allen now being deceased, leaving as Sole Heirs the Grantors herein. See also Affidavits of Inheritance of record in Instrument 20050322-0031337 and Instrument 20050414-0041891, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2994, Page 126, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 52, said Register's Office.

Power of Attorney of record in Instrument 20061101-0135871, 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 246 Hickorydale Dr., Nashville, TN 37210

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: 11/01/06 15:18 2 pgs
Fees:13.00 Taxes:414.40

20061101-0135872

Witness our hands this 30th day of October, 2006.

Estate of Herman Melvin Allen
Patsy J. Fowler by attorney in fact
Kristie S. Taylor

By: Patsy J. Fowler, Heir-at-Law
By: Kristie S. Taylor, as Attorney-in-Fact

Peggy J. Nance

By: Peggy J. Nance, Heir-at-Law

Linda S. Pyburn

By: Linda S. Pyburn, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kristie S. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath, acknowledged herself to be the Attorney-in-Fact for Patsy J. Fowler, Heir of the Estate of Herman Melvin Allen, the within named bargainer, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Patsy J. Fowler, as such Heir, who is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 30th day of October, 2006.

My Commission Expires: 1/24/09

Patricia Nichols
Notary Public

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

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 Peggy J. Nance and Linda S. Pyburn, Heirs of the Estate of Herman Melvin Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Herman Melvin Allen and as such Heirs, are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 30th day of October, 2006.

My Commission Expires: 1/24/09

Patricia Nichols
Notary Public

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