(1)

Davidson County DEEDWARR
Recvd: 01/08/07 13:07 2 pgs
Fees:13.00 Taxes:495.80
20070108-0003079

WARRANTY DEED

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

P-DM-06-0679

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-14-08

YVETTE LYN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 14, 2008

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Kinder	Gary Kinder	
816 Tintern Abbott Court ~~679 Huntington Parkway~~	(NAME) Owner ~~679 Huntington Parkway~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	~~Nashville, TN 37211~~	161-6-101.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF EUGENE THOMAS, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY KINDER AND WIFE, STACIE KINDER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 77 on the plan of Section One Huntington Park, of record in Book 4175, page 10, Register's Office for said County.

SAID lot No. 77 fronts 75.0 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a dead line.

(a) Being the same property conveyed to Eugene Thomas, Jr. and wife, Kathleen Thomas by deed (DB) from Fred T. Jernigan and Janice L. Proctor, joint tenants with right of survivorship of record in Book 6395, Page 153 on 09/24/1984 and filed for record on 10/03/1984, Register's Office for said County.
(b) Being the same property conveyed to Eugene Thomas, Jr. by deed (DEEDQC) from Kathleen Thomas of record in Instrument No. 200507140081824, on 04/24/2005 and filed for record on 07/14/2005, Register's Office for said County. Eugene Thomas, Jr. having since died on July 6, 2006.

unimproved ( )
This is improved (X) property, known as 679 HUNTINGTON PARKWAY, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 5th day of January, 2007.

Estate of Eugene Thomas, Jr.

BY: Tonja Patton, Administratix

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 5th day of January, 2007, before me personally appeared Tonja Patton, Administratrix of the Estate of Eugene Thomas, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of January, 2007.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959