THIS INSTRUMENT PREPARED BY:

Heritage Title Services, LLC

8115 Isabella Lane Ste 5

Brentwood, TN 37027

Address New Owner(s)
Alan Sandefur
204 Lucien Road
Goodlettsville, Tennessee 37072

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 01/17/07 10:07 2 pgs
Fees:13.00 Taxes:493.03
20070117-0006668

Map & Parcel Nos.:
018-070.044.00

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this **3rd day of January,** ~~2006~~ 2007, by and between **Jerry L Thacker and Wallace P Thacker, and, Wilburn F Thacker**, party of the first part, and **Alan Sandefur**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS ($133,250.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodlettsville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No 45 of Connell Estates Subdivision, Section No 1, in the city of Goodlettesville, a plan which is of record in Book 2900, Page 15, Register's Office of said County.

Said Lot No 45 fronts 85 feet on the southernly side of Licien Road and run back 226.9 feet on the westernly line and 206.25 feet on the easternly line to a dead line in the rear on which it measures 118.3.

Being the same property conveyed to Jerry L Thacker, Wallace P Thacker and Wilbur F Thacker from Jerry L Thacker, Wallace P Thacker and Wilbur F Thacker, Suceesor Trustees of the Frances N. Thacker Revocable Living trust by deed dated September 30, 2006, of record in Instrument No. 20061004- 0120 63 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Frances N. Thacker, a single person from Frances N. Thacker, Trustee(s) of the Frances N. Thacker Revocable Living Trust by deed dated March 3, 2000, of record in Book 200003060021685, Page in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Melvin Thacker and wife, Francis N. Thacker from James R. Betty and wife, Betty Jean Petty by deed dated August 15, 1969, of record in Book 4358, Page 876 in the records for Davidson County, TN.

* 20061004-0120603

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jerry L Thacker

Wallace P Thacker

Wilburn F Thacker

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry L Thacker and Wallace P Thacker, both unmarried, Wilburn F Thacker** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **3rd day of January, ~~2006~~ 2007**.

My commission expires: 3-20-10

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$133,250.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **3rd day of January, ~~2006~~ 2007**.

PROPERTY ADDRESS:
204 Lucian Rd
Goodlettsville, TN 37072

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010