THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

P-07-07117

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Manning Thomas	**Merrill Lynch**	**128-16-A-40CO**
7117 Still Spring Hollow drive (ADDRESS)	**4802 Deer Lake Drive East** (NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	**Jacksonville, FL 32246** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TANYA M. COMBS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARTHA MANNING THOMAS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 3, of record in Book 9700, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tanya M. Combs by deed from Oakland Investments Ltd., a Delaware Corporation of record at Instrument No. 20001019-0103794, Register's Office for Davidson County, Tennessee, dated October 18, 2000 and recorded October 19, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7117 Still Spring Hollow drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/02/07 08:28 2 pgs
Fees:13.00 Taxes:925.00
20070502-0052128

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 my/our hand(s) this 30th day of April, 2007.

Tanya M. Combs

Tanya M. Combs

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Tanya M. Combs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of April, 2007.

Connie Hooper

Notary Public

My Commission Expires: 2/24/09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800