Davidson County DEEDWARR
Recvd: 07/03/07 11:46 2 pgs
Fees:13.00 Taxes:936.10

20070703-0079373

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ET-07-0349

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen R. Thomas	New Owner (NAME)	
7517 Henderson Drive (ADDRESS)	(ADDRESS)	155-8-E-54 CO
Nashville, TN 37221 (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 KATINA E. BURCHFIELD, UNMARRIED, AND SUSAN E. FERNANDEZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLEN R. THOMAS AND SUSAN E. THOMAS, HUSBAND AND WIFE, 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. 31 ON THE PLAN OF THE RESUBDIVISION OF BELLEVUE HIGHLANDS, PHASE 2, OF RECORD IN INSTRUMENT NO. 20010202-0010403, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATINA BURCHFIELD, UNMARRIED, AND SUSAN E. FERNANDEZ, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF NOVEMBER 2001, IN INSTRUMENT NO. 20011129-0130973, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20010202-0010403; Plat Book 9700, page 955; Book 11592, page 670; Book 11592, page 707; Instrument No. 20020506-0054929; Instrument No. 20021105-0136032; Book 11509, page 615; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7517 Henderson Drive, Nashville, Tennessee 37221
(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 25th day of June, 2007.

Katina Burchfield

Susan E. Fernandez

STATE OF Tennessee
COUNTY OF Wilson

On this the 25th day of June, 2007, before me personally appeared Katina E. Burchfield, unmarried, and Susan E. Fernandez, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2007.

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212