THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20588-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas A. and Jean Bozman 6101 Nolensville Road Nashville, TN 37211	New Owner	Map 106-12 Parcel 017

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ALFRED E. THOMAS AND JANE R. THOMAS, Trustees, or their successors in trust, under the Thomas Family Living Trust dated November 26, 2002, with the full power to sell, mortgage, rent, lease, and convey or otherwise encumber, without the joinder or consent of any beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to THOMAS A. BOZMAN AND JEAN BOZMAN, husband and wife, hereinafter called the Grantees, their heirs and assigns, certain 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 Murfreesboro Road Industrial Subdivision, Section 4, a Planned Unit Development, as of record in Book 3842, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 100.55 feet on the northerly margin of Easthagen Drive and extends back 237.27 feet on the westerly line and 218.70 feet on the easterly line, to a dead line in the rear on which it measures 103.77 feet.

BEING the same property conveyed to Alfred E. Thomas, by Installment Deed from W.L. Hagan and wife, Viola Hagan, of record in Book 4307, Page 679, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Alfred E. Thomas and Jane R. Thomas, Trustees, or their successors in trust, under the Thomas Family Living Trust dated November 26, 2002, by Warranty Deed from Alfred E. Thomas, of record in Instrument No. 20021204-0149565, Register's Office for Davidson County, Tennessee, and re-recorded in Instrument Number 20021217-0155266, said Register's Office.

THIS is improved property, known as 862 Easthagan Drive, Nashville, Tennessee 37217.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the

Davidson County DEEDWARR
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Fees:18.00 Taxes:2053.50
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attached Exhibit "A"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantors.

IN WITNESS WHEREOF, the Grantors execute this instrument this 11th day of July 2007.

Alfred E. Thomas, Co-Trustee

Jane R. Thomas, Co-Trustee

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 Alfred E. Thomas and Jane R. Thomas, respectively, or their successors in trust, under the Thomas Family Living Trust dated November 26, 2002, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument in their capacity as Trustees for the purposes therein contained, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of July 2007

Notary Public
My commission expires: March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me this
11 day of July 2007.

Notary Public
My commission expires March 7, 2011

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2007 and subsequent years, not yet due and payable, which have been prorated and assumed by the Grantees.
2. Matters shown on the Plan of record in Book 3842, Page 197, Register's Office for Davidson County, Tennessee.
3. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1066, Page 395, said Register's Office.