THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07070222** SHANTELL A. SIMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires March 7, 2011**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $228,500.00. Affiant Subscribed and sworn to before me, this August 1, 2007. Notary Public My Commission Expires: 3/11/07

Davidson County DEEDWARR
Recvd: 08/07/07 10:17 2 pgs
Fees:13.00 Taxes:845.45
20070807-0093987

WARRANTY DEED

Address New Owner: Brian M. Thomas 343 Wauford Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-05-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas W. Fletcher and Erin A. Fletcher, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian M. Thomas,** unmarried ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 537, SECTION 8, CALDWELL HALL, as shown on plat of record in Plat Book 3106, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Micky L. Thomas, unmarried to Thomas W. Fletcher and wife, Erin A. Fletcher as recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0106079 and Warranty Deed from Radnor Lumber Company to Mickey L. Thomas and wife, Vera C. Thomas as recorded on the 10th day of July, 1962 in Book 3404, Page 9, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 343 Wauford Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Thomas W. Fletcher
By Kate Rosenthal as Attorney in Fact
By Kate Rosenthal as Attorney in Fact

Erin A. Fletcher
By Kate Rosenthal as Attorney in Fact
by Kate Rosenthal as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas W. Fletcher and Erin A. Fletcher by Kate Rosenthal as Attorney in Fact, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this August 1, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY