THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26858-07-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me this 6th day of August, 2007. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Shawn Thomas 224 Woodmont Circle Nashville, TN 37205	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, #300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 116080038.00

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, **Milan Mihal and wife, Marilyn A. Mihal**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Thomas, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 224 Woodmont Circle, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of August, 2007.

Milan Mihal

Marilyn A. Mihal

Davidson County DEEDWARR
Recvd: 08/09/07 15:35 2 pgs
Fees:13.00 Taxes:1295.00
20070809-0095654

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Milan Mihal and Marilyn A. Mihal**, 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 for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2007.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 65 and 66 on the Map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, described according to a survey by Parrish-Ragan, Inc., dated April 26, 1971, as follows:

Beginning at a point in the northerly margin of Kenner Avenue, formerly Woodmont Circle, at the common corner of Lots 64 and 65 on said plan; thence with the line between said lots, northerly 182.3 feet, more or less, to a point, which is 7.7 feet, more or less, southerly from the southerly line of Lot No. 63 on said plan; thence easterly along a fence 66 feet to a point, which is 8.4 feet, more or less south of the southerly line of Lot 63; thence southerly 181.6 feet, more or less, to a point in the northerly line of Kenner Avenue; thence with the margin of the same westerly 63.5 feet to the point of beginning.

Being the same property conveyed to Milan Mihal and wife, Marilyn A. Mihal by deed dated May 17, 1971 from Solomon L. Lowenstein and wife, Corinne C. Lowenstein, of record in Book 4506, page 16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davidson County, Tennessee.