WARRANTY DEED

AT-20070393

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of September, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ricky Thomason and Karen Thomason	SAME	148-01-0 163.00
264 Richbriar Road		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James L. Barton and wife, Julia E. Barton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ricky Thomason and Karen Thomason, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 307 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, and further described as follows;

Said Lot No. 307 fronts 81 feet on the southerly side of Richbriar Road and runs back 115.4 feet on the easterly line and 180.6 feet on the westerly line, to a dead line in the rear on which it measures 92.6 feet.

Being the same property conveyed to James L. Barton and wife, Julia E. Barton from James L. Barton, Julia E. Barton and James C. McGuire, as tenants in common by Quitclaim Deed dated January 27, 2005 and recorded January 27, 2005 in Instrument #20050127-0010124, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 264 Richbriar Road, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of September, 2007

James L. Barton

Julia E. Barton

Davidson County DEEDWARR
Recvd: 10/05/07 10:41 1 pgs
Fees:13.00 Taxes:584.60
20071005-0118846

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named James L. Barton Julia E. Barton, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 28th day of September, 2007.

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY