Davidson County DEEDWARR
Recvd: 10/08/07 15:07 2 pgs
Fees:13.00 Taxes:537.43

20071008-0119853

Mail to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

#551

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rhonda L. Devereaux	Realty Mortgage Corp	Map 149-06-0-
4941 Pebble Creek Drive	7000 Executive Center, Ste 200	Parcel 18.00
Antioch, TN 37013	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **K. Punch, Successor Trustee of The Thomas Family Land Trust, a revocable living trust under the provisions of a trust agreement dated July 13th, 2004, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rhonda L. Devereux, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Pebble Creek, Section Two, of record in Book 5210, page 95, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to B. Parrish, Trustee of the Thomas Family Land Trust, a revocable living trust, under the provisions of a trust agreement dated July 13th, 2004 by warranty deed to trustee dated July 13th, 2004 from Brad M. Thomas and wife, Sharon Thomas (aka Sharon D. Thomas) of record in Instrument No. 20040716-0085399, said Register's Office. The said B. Parrish having since resigned as Trustee and replaced by K. Punch, successor trustee of record in Instrument No. 20070215-0019371, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes are now due and payable and assumed by Grantee.**
2. **Restrictions of record in Book 5334, page 514, said Register's Office.**
3. **Easement of record in Book 5209, page 421, said Register's Office.**
4. **All matters appearing of record in Book 5210, page 95, said Register's Office.**

This is improved property commonly known as: 4941 Pebble Creek Drive, Antioch TN 37013.

STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $145,250.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2007.

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of **September, 2007.**

The Thomas Family Land Trust
dated July 13th, 2004

By: K. Punch, Successor Trustee
K. Punch, Successor Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **K. Punch** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Successor Trustee** of **The Thomas Family Land Trust dated July 13, 2004,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Sucessor Trustee**.

WITNESS my hand and official seal at NOLENSVILLE, Tennessee, this 28th day, **September, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011