Book 36
22795

Davidson County DEEDWARR
Recvd: 10/11/07 13:54 2 pgs
Fees:13.00 Taxes:845.45
20071011-0121051

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, III **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	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 10th day of October, 2007. Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Christian L. Thomas 327 Gaywood Drive Nashville, TN 37211	SAME	147-01-0-208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN W. WAKEFIELD AND WIFE, JENNIFER L. WAKEFIELD,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CHRISTIAN L. THOMAS, UNMARRIED** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Caldwell Hall, Section II of record in Plat Book 2900, Page 96, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin W. Wakefield and wife, Jennifer L. Wakefield aka Jennifer H. Wakefield by deed from Bradley A. Moore and wife, Karin R. Moore of record in Instrument No. 20021018-0128303, Register's Office for Davidson County, Tennessee.
A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

195791.1/2002216

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3097, page 407, Register's Office for said County.

This is improved property known as 327 Gaywood Drive, 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, his heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 10th day of October, 2007.

Benjamin W. Wakefield

Benjamin W. Wakefield

Jennifer L. Wakefield

Jennifer L. Wakefield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin W. Wakefield, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Wakefield, the within named bargainor, 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 10th day of October, 2007.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011