THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

Davidson County DEEDWARR
Recvd: 10/18/07 15:40 2 pgs
Fees:13.00 Taxes:40.70
20071018-0123848

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eleven Thousand ($11,000.00) Dollars.

John W Thomas
AFFIANT

Subscribed and sworn to before me, this 17th day of October, 2007.

Mary Ann Nicholson
Notary Public

MARY ANN NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

My Commission Expires: Nov. 24, 2007

ADDRESS NEW OWNER:
John W. & Linda Fay Thomas
1425 Union Hill Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP AND PARCEL: To Be Assigned
PARCEL: To Be Assigned

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eleven Thousand ($11,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Elbert and Lorraine Snead, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John W. & Linda Fay Thomas , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron rod found in the south right of way of Union Hill Road approximately 225 feet west of the extended south right of way L. Walkers Creek Road, said point being the northeast corner of the Lowell M. Wallace property as described in Instrument 200210020119437 R.O.D.C. and the northwest corner of the Elbert & Lorraine Snead property as described in Instrument 200702150019520 R. O.D. C.
Thence leaving the south right of way of Union Hill Road, with Senad's west line. South 05 degrees 15 minutes 00 seconds West, 353.19 feet to an iron rod set, the True Point of Beginning;

Thence with a new line, South 74 degrees 06 minutes 29 seconds East, 152.64 feet to an iron rod found in Snead's east line, said point being Melissa M. Jenkins' southeast corner as described in Instrument 200611080139191 R.O.D.C.
thence with the line between Snead and John W. & Linda Faye Thomas as described in Instrument 200512010144218 R.O.D. C., South 30 degrees 31minutes 53 seconds West, 351.27 feet to an iron rod, the south corner of Snead's property,
thence, with Snead's west line, North 05 degrees 15 minutes 00 seconds East, 345.81 feet to the point of beginning and containing 25,938 squar feet or 0.596 Acres.

Being the same property conveyed to Elbert and Lorraine, by deed from Nelle H. Jernigan of record as Instrument No. 20070215-0019520, dated February 14, 2007, said Register's Office.

This is unimproved property known as 1439 Union Hill Road, Goodlettsville, Tennessee 37072

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said **Grantees**, their heirs and assigns, forever; and We, Elbert and Lorraine Snead, do covenant with the said Grantees that we 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 we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this the 12th day of October, 2007.

GRANTOR, ELBERT SNEAD

GRANTOR, LORRAINE SNEAD

GRANTEE, JOHN W. THOMAS

GRANTEE, LINDA FAY THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grantor(s),Elbert and Lorraine Snead, and the Grantees, John W. & Linda Fay Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 11-24-2007

MARY ANN NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007