(1)

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $107,000.00

Craig Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02478 THORNEBERRY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justin C Throneberry	~~same~~ First Horizon Home Loans	14215010700
576 Harpeth Bend Drive	1555 W. Walnut Hill Ln	Ste 200
Nashville, TN 37221	Irving, TX 75038	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY COLE, AND WIFE, MELISSA COLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN C THRONEBERRY, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 576 Harpeth Bend Drive, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 6th day of December, 2007.

Jerry Cole

Melissa Cole

Davidson County DEEDWARR
Recvd: 12/13/07 12:16 2 pgs
Fees:13.00 Taxes:395.90
20071213-0143589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JERRY COLE AND MELISSA COLE, 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 ~~Franklin, Tennessee~~, this 6th day of December, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2-A ON THE PLAN OF ZONE LOT DIVISION LOT NO. 2 HARPETH BEND SUBDIVISION, OF RECORD IN PLAT BOOK 5190, PAGE 742, AMENDED IN PLAT BOOK 6200, PAGE 613, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 2-A FRONTS 49.62 FEET ON THE NORTHERLY MARGIN OF HARPETH BEND DRIVE AND EXTENDS BACK 131.33 FEET ON THE BROKEN EASTERLY LINE AND 147.05 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 46.96 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MELISSA K. PLUNKETT, UNMARRIED BY WARRANTY DEED FROM BARTON B. ALLEN AND WIFE, MARIANNE S. ALLEN, RECORDED ON THE 5TH DAY OF MARCH, 2001 IN INSTRUMENT NO. 20010305-0020293, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MELISSA K. PLUNKETT HAVING SINCE MARRIED JERRY COLE AND IS NOW KNOWN AS MELISSA COLE.

JERRY COLE JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITIAL INTEREST HE MAY HAVE IN SUBJECT PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.