[redacted]

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Address New Owner(s)
Alberta Elaine White
520 Aerie Landing
Antioch, Tennessee 37129

Send Tax Bills To:
Alberta Elaine White
520 Aerie Landing
Antioch, TN 37129

Map & Parcel Nos.:
164 08 0C 011.00

Prepared By:
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Ste 5
Louisville, KY 40299

Davidson County DEEDWARR
Recvd: 02/12/08 10:28 2 pgs
Fees:13.00 Taxes:804.75

20080212-0014038

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st day of January, 2008**, by and between **Jeff Thomas**, party of the first part, and **Alberta Elaine White**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($217,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Final Plat of Hamilton Chase, Section One, of record in Instrument No. 20051025-0128977, and by certificate of correction of record in Instrument No. 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to Jeff Thomas from James K. Thomas by deed dated July 3, 2006, of record in Instrument No. 20060711-0082915 in the records for Davidson County, TN. Being a part of the same property PREVIOUSLY conveyed to James K. Thomas from T. F. Homes, LLC by deed dated December 2, 2005, of record in Instrument No. 20051206-0146439 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jeff Thomas

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeff Thomas** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **31st day of January, 2008**.

My commission expires: Nov 14 2009

Notary Public

LEAH K. ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOV. 14, 2009

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$217,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **31st day of January, 2008**.

LEAH K. ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOV. 14, 2009

PROPERTY ADDRESS:
520 Aerie Landing
Antioch, TN 37129