THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
1109 Murfreesboro Rd.
Franklin, TN 37064

MAP PARCEL NUMBERS
16112-O-A-010.00

Davidson County DEEDWARR
Recvd: 02/21/08 12:34 2 pgs
Fees:13.00 Taxes:484.33
20080221-0017044

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of January, **2008**, by and between **Robert A. Thomas**, unmarried, party of the first part, and **Delfon A. McSpadden**, married, party of the second part,

WITNESSETH: That for and in consideration of **$130,900.00** 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 Nashville County of Davidson, State of Tennessee:

BEING Unit C-4 of Hickory Plaza Office Townhomes as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhomes, of record in Book 8000, page 910, Register's Office of Davidson County, Tennessee, and as described in Plat Book 5200, page 68, resubdivided in Plat Book 6250, page 248, and amended in Plat Book 6623, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Robert A. Thomas, unmarried, from Hickory Plaza, II, Inc., dated 2/10/05, of record in Book/Instrument No.20050307-0024553 Register's Office, Davidson County, Tennessee.

The above referenced property is also known as 5722 Hickory Plaza, Unit C-4, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5200, page 68, resubdivided in Plat Book 6250, page 248, and amended in Plat Book 6623, page 215; Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhomes, of record in Book 8000, page 910; Hickory Plaza Office Townhomes Association Charter in Book 8000, page 908; Hickory Plaza Office Townhomes Declaration of Covenants, Conditions & Restrictions, of record in Book 6457, page 189, amended in Book 7857, page 594; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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.

Robert A. Thomas by Nazarene Frazier his atty in fact

Robert A. Thomas by Nazarene Frazier, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nazarene Frazier,** wtih whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Robert A. Thomas, under a power of attorney recorded simultaneously herewith, and is authorized by Robert A. Thomas to execute this instrument on behalf of Robert A. Thomas, as his attorney in fact.

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

TISHA C. BAUDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires 3-7-11

Notary Public

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, **$130,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hillary Torrence

Affiant

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

Amy Crowe

NOTARY PUBLIC

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 7-21-10

PROPERTY ADDRESS:
5722 Hickory Plaza, C-4
Nashville, TN 37211

Name and address of new owner:
Delfon A. McSpadden
3325 Quail Run Court
Nashville, TN 37214