Prepared by and
Please record and return to:

Ben H. Thomas
148 39th Ave. N.
Nashville, TN 37209

New Owner
Send Property Tax Bills to:

Ben H. Thomas
148 39th Ave. N.
Nashville, TN 37209

TAX PARCEL ID:10401019900

BHT

State of Mississippi

County of Warren
The actual considerati
is greater, for this trans

Affiant: Ernest G. Thomas

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF January, 2008.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 20 08

Deputy Register

WARREN COUNTY MISSISSIPPI NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 18, 2008

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERNEST G. THOMAS, A MARRIED MAN, HEREAFTER REFERRED TO AS "GRANTOR"**, HAVE BARGAINED AND SOLD BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BENJAMIN H. THOMAS, AN UNMARRIED MAN, A/K/A BEN H. THOMAS, HEREAFTER REFERRED TO AS "GRANTEE"**, A CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE DESCRIBED AS FOLLOWS:

TAX PARCEL ID: **10401019900**, *IMPROVED PROPERTY WHICH PRESENTLY HAS AN ADDRESS OF 148 39TH AVE. N., NASHVILLE, TN., 37209 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A TO THIS DEED, WHICH IS INCORPORATED BY REFERENCE.*

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.

ALL OUTSTANDING AND FUTURE PROPERTY TAXES ARE ASSUMED BY THE GRANTEE.

Davidson County DEEDWARR
Recvd: 03/05/08 13:45 3 pgs
Fees:18.00 Taxes:962.00
20080305-0022206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, FOREVER, AND THE GRANTOR DOES COVENANT WITH SAID GRANTEE THE HE IS LAWFULLY SEIZED AND POSSESSED OF SAID HEREIN DESCRIBED REALTY, IN FEE SIMPLE, HAS A GOOD RIGHT TO CONVEY IT, AND SAME IS UNENCUMBERED, UNLESS OTHERWISE SET OUT HEREIN. THE GRANTOR FURTHER COVENANTS AND BINDS OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND SAID TITLE TO SAID REALTY TO THE GRANTEE, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS MY HAND THIS THE 1st DAY OF January, 2008.

Ernest G. Thomas
ERNEST G. THOMAS

NOTARY ACKNOWLEDGMENT

State of Mississippi

County of Warren

On the 1st day of January 2008, personally appeared before me the Grantor, Ernest G. Thomas, a married man, who is either known to me personally or provided sufficient proof of his identity, and who acknowledged that he executed this instrument of his own free will and accord for the purposes contained herein.

Marjorie Mimi Rucker
Notary Public

affix seal here



My Commission Expires:
MY COMMISSION EXPIRES JUNE 18, 2008

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 89 and parts of Lots 88 and 90, on the plan of West Grove Subdivision, as shown on plat of record in Plat Book 421, Page 109, in the Register's Office of Davidson County, Tennessee.

Beginning at a point on the easterly margin of 39th Avenue North at the corner of Lots 88 and 89; thence, with the line between said Lots 88 and 89 eastwardly 110 feet; thence, southwardly 20 feet; thence, eastwardly 50 feet; thence, northwardly 92 feet, more or less, to a point 28 feet South of the corner of Lots 90 and 91; thence, westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots 89 and 90; thence, with the line between said Lots 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence, with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Woodrow Ashe Underwood and Elizabeth A. Chauncey, as tennants in common, by Deed from James C. Neese and wife, Shannan S. Neese, dated August 13, 2004, of Record as Instrument #200408190100522, Register's Office for Davidson County, Tennessee.

See Also Deed dated March 13 2006 from Woodrow Ashe Underwood, unmarried and Elizabeth A. Chauncey, unmarried, as tenants in common to Ernest G. Thomas, a married man recorded as ins # 20060321-0032242 Registers Office for Davidson County, TN

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