**NEW OWNER:**

**LEE KEVIN THOMAS**
**653 BROOK HOLLOW ROAD**
**NASHVILLE, TN 37205**

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

**FILE NO: 08-0292**

**Map 115**
**Group 07-O**
**Parcel 054**

**Space for Recorder's stamp**

Davidson County DEEDWARR
Recvd: 03/17/08 14:35 3 pgs
Fees:18.00 Taxes:1850.00
20080317-0026831

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thousand and 00/100 Dollars ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PATRICK JOSEPH DONLON and wife, ELLEN SHEA DONLON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **LEE KEVIN THOMAS and wife, BRANDE GRIFFITH THOMAS, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the plan of West Meade Farms Inc., Section "N", of record in Book 2133, page 94, 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 unto Patrick Joseph Donlon and wife, Ellen Shea Donlon, by deed from Robert K. Mauch and wife, Diane Farrell Mauch, dated December 28, 1982, and of record in Book 5988, Page 66, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 653 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 94, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 7th day of March, 2008.

Patrick Joseph Donlon
PATRICK JOSEPH DONLON

Ellen Shea Donlon
ELLEN SHEA DONLON

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK JOSEPH DONLON and wife, ELLEN SHEA DONLON**, 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 office this 7th day of March, 2008.

NOTARY PUBLIC

My commission expires: 10/16/11

COUNTY OF WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
GREGORY S. GILL

**********

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**.

AFFIANT

Sworn to and subscribed to before me this 7th day of March, 2008.

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My commission expires: 10/16/11