Davidson County DEEDWARR
Recvd: 06/19/08 15:55 2 pgs
Fees:13.00 Taxes:92.50

20080619-0063439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 19 day of June, 2008.

Notary Public

My Commission Expires: 9/25/2010

LARRY R. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Wayne Crim
Larry R. Williams, PLLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
RALPH M. WAIR, SR. 1098 Barnes Road Antioch, TN 37013	SAME ADDRESS AS NEW OWNERS	148-15-0-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CYNTHIA A. THRASHER,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **RALPH M. WAIR, SR. and RALPH M. WAIR, JR., as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County. Said Lot No. 16 fronts 49.96 feet on the northeasterly margin of Eastview Drive and extends back 144.30 feet on the southerly line and 114.86 feet on the northwesterly line to a dead line in the rear, measuring 119.92 feet thereon.

Being the same property conveyed to Dennis E. Thrasher and wife, Cynthia A. Thrasher, by deed from Gerald W. Gropp and wife, Candyce A. Gropp, of record in Book 6273, Page 66, Register's Office for Davidson County, Tennessee. The said Dennis E. Thrasher having since died, the property vested in Cynthia A. Thrasher, taking fee simple title as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2008 and subsequent years; 2) All matters appearing on the Plan of record in Book 5200, Page 173, Register's Office for Davidson County, Tennessee; 3) Restrictions of record in Book 5449, Page 535, said Register's Office; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or

(b) relates to handicap, but does not discriminate against handicapped persons.

This property is improved property known as 4160 Eastview Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their, heirs and assigns, forever. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 19 day of June, 2008.

Cynthia A. Thrasher
CYNTHIA A. THRASHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYNTHIA A. THRASHER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of June, 2008.

LARRY R. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/25/2010