THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0805075 Record and Return to: BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 19th day of June, 2008. Notary Public My commission expires: May 8, 2012 PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Amy E. Thomas 5727 Chadwick Lane Brentwood, TN 37027	Bank of America P.O. Box 535318 Atlanta, GA 30353-5318	MAP 160-16-A Parcel 24.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Milton L. McMullen, Jr.** and wife, **Sonja S. McMullen**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Amy E. Thomas**, an unmarried woman, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of Section Two, Montgomery Place, of record in Plat Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Milton L. McMullen, Jr. and wife, Sonja S. McMullen by deed from Theresa Nanfro, unmarried, of record in Instrument No. 20051121-0140147, Register's Office for Davidson County, Tennessee, dated November 16, 2005.

This conveyance is made subject to:

1. Taxes for 2008, which have been pro-rated and assumed by the Grantee.
2. All matters shown on the Plan of record in Plat Book 7900, page 922, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 9307, page 681, said Register's Office.
4. By-Laws of record in Book 9307, page 720, said Register's Office.
5. Charter of Montgomery Place Homeowners Association, Inc. of record in Book 9307, page 676, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6994, page 909, Book 7322, page 326, and Book 7322, page 344, said Register's Office.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, page 804, said Register's Office.

This is improved property known as: 5727 Chadwick Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2008.

Davidson County DEEDWARR
Recvd: 06/23/08 09:44 2 pg
Fees:13.00 Taxes:1424.50
20080623-0064135

Milton L. McMullen, Jr.

Sonja S. McMullen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Milton L. McMullen, Jr. and Sonja S. McMullen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009