WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co.,Inc.
#27746

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00

Affiant

Subscribed and sworn to me on June 23, 2008.

NOTARY PUBLIC

My Commission Expires: 11-14-09

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14 2009

Davidson County DEEDWARR
Recvd: 07/01/08 15:35 2 pgs
Fees:13.00 Taxes:1813.00

20080701-0068028

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John-David H. and Elizabeth C. Thomas 510 Fairfax Avenue Nashville, TN 37212	New Owner	104-10-0-189.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VICKIE H. METZGAR and SUSAN E. JOHNSTON, as joint tenants with right of survivorship**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOHN-DAVID H. THOMAS and WIFE, ELIZABETH C. THOMAS,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17, Block 4, on the Plan of Fairfax Place, as of record in Book 547, Page 138, 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 Vicki H. Metzgar and Susan E. Johnston from Jane Hyatt Thorpe and husband A. Michael Sramek III by Warranty Deed dated March 30, 2001 of record in Instrument No. 20010403-0032089, Register's Office for Davidson County, Tennessee. Further, in order to create a joint tenancy with right of survivorship in Vicki H. Metzgar and Susan E. Johnston, the property was conveyed by Quitclaim Deed from Vicki H. Metzgar and Susan E. Johnston to Thomas E. Stewart, Trustee and further conveyed to Vicki H. Metzgar and Susan E. Johnston, as joint tenants with right of survivorship dated October 12, 2001 of record in Instrument No. 20011102-0119928, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters as set forth on the Plan of record in Plat Book 547, Page 138, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 510 Fairfax Avenue, Nashville, TN 37212.

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 successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on June 23, 2008.

Vicki H. Metzgar

Susan E. Johnston

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 23, 2008, before me personally appeared Vicki H. Metzgar and Susan E. Johnston to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on June 23, 2008.

NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY