Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Terry Thomas and wife, Patricia A. Thomas 144 Hearthstone Manor Circle Brentwood, TN 37027	160-15-0A-007.00CO	Same as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Lane Thomas and wife, Julie B. Thomas, and John Gregory Thomas and wife, Rachel T. Thomas,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Terry Thomas and wife, Patricia A. Thomas** (the "Grantees"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 8, Building No. 2 on the Plan of Hearthstone Manor a Planned Unit Development of record in Plat Book 6250, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lane Thomas, married, and John Gregory Thomas, married, by Warranty Deed from Luis Aranguren and wife, Irma A. Aranguren dated July 31, 2007 and recorded on August 2, 2007 as Instrument 20070802-0091871, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/16/08 11:06 3 pgs
Fees:18.00 Taxes:932.40

20080916-0094638

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

Subscribed and sworn to before me this 16 day of September, 2008.

Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2011

STEPHANIE T. FAULKNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters set forth per Plat Book 6250, page 398, Register's Office of said County.

3. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Deed Book 5409, page 485, Book 6424, page 839, Book 6884, page 251, Book 7398, page 907, Book 7403, page 563, Book 7679, page 16, Book 7769, page 494, Book 11404, page 149, Book 11749, page 481, and Instrument No. 20060510-0054690, said Register's Office.

4. By-Laws of record in Book 7403, page 568, said Register's Office.

5. All applicable zoning ordinances, utility, sewer, drainage and other easements of record, all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, building restrictions and other matters of public record.

This is improved property located at 144 Hearthstone Manor Circle, Brentwood, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of July 31, 2007.

GRANTORS:

Michael Lane Thomas

Julie B. Thomas

John Gregory Thomas

Rachel T. Thomas

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Stephanie T. Faulkner, the undersigned, a Notary Public in and for said County and State, the within named Michael Lane Thomas and Julie B. Thomas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of September, 2008.

Stephanie T. Faulkner
Notary Public

My Commission Expires:

My Commission Expires AUG. 23, 2011

STEPHANIE T. FAULKNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Stephanie T. Faulkner, the undersigned, a Notary Public in and for said County and State, the within named John Gregory Thomas and Rachel T. Thomas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

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