Map 154 00 0, Parcel 014.00

This Instrument Was Prepared By:
William J. Yost, Attorney
Yost Robertson Nowak PLLC
133 Holiday Court, Suite 208
Franklin, Tennessee 37067

Send Tax Bills To:
Elmer L. Thomas, Jr., et ux
9041 Poplar Creek Road
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 01/14/09 08:49 3 pgs
Fees:18.00 Taxes:76.92
20090114-0003450

New Part Owners:

Elmer L. Thomas, Jr., et ux.
9041 Poplar Creek Road
Nashville, TN 37221

Mortgagee:

No change

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MADGELEE THOMAS, a widow, Grantor, has bargained and sold and by these presents does transfer and convey to ELMER L. THOMAS, JR. AND JUDITH A. THOMAS, AS TENANTS IN COMMON and not as tenants by the entirety, Grantees, their heirs and assigns, a twenty five (25%) undivided interest in the following described property:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 154, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY POPLAR CREEK ROAD ON THE NORTH; MADGELEE THOMAS REMAINDER ON THE EAST AND SOUTH; DONALD J. THOMAS ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH SIDE OF POLAR CREEK ROAD, LOCATED S78°03'00"E 58.56' FROM AN EXISTING IRON PIN IN THE CENTER OF POPLAR CREEK ROAD THE NORTHWEST CORNER OF ELMER LEE THOMAS, SR. (REF. DEED BOOK 1942 PAGE 594 R.O.D.C.), THENCE WITH 2 NEW LINES S08°13'00"W 599.77' TO AN IRON PIN SET; THENCE N81°24'04"W PASSING THE COMMON LINE OF PROPERTY MAP 154 PARCELS 14&15 AT 32.86', IN ALL 679.79' TO AN IRON PIN SET IN A HOLLOW, THE SOUTHWEST CORNER OF DONALD J. THOMAS (REF. DEED BOOK 5071 PAGE 798 R.O.D.C.); THENCE WITH DONALD THOMAS' EAST LINE N02°23' 10"E PASSING THE CENTER OF AN INGRESS-EGRESS EASEMENT AT 99.91' AND A WITNESS IRON PIN SET AT 339.13' IN ALL 354.17' TO A POINT IN THE CENTER OF POPLAR CREEK ROAD; THENCE LEAVING DONALD THOMAS AND WITH THE CENTER OF POPLAR CREEK ROAD N89°12'18"E 26.50' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=09°58'58"; RADIUS= 1144.98'; ARC=199.49'; TANGENT=100.00';
CHORD=N84°'1249"E 199.24' TO A POINT; THENCE N79°13'20"E 98.87' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=09°03'06"; RADIUS= 1263.3 5'; ARC=199.58'; TANGET=100.00';
CHORD=N74°41'47"E 199.38' TO A POINT; THENCE N70°10' I 4"E 107.77' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=08°48'53"; RADIUS=886.72'; ARC=136.42'; TANGENT=68.34';
CHORD=N74°34'40"E 136.28' TO A POINT; THENCE LEAVING POPLAR CREEK ROAD S08°13'00"W 26.53'TOTHE POINT OF BEGINNING, CONTAINING 7.56 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 DATED AUGUST 23, 2006.

Being a portion of the same property conveyed to Elmer Lee Thomas and wife,

Madgelee Thomas, by Installment Deed of John W. York and wife, Gertrude York, of record in Book 1942, page 594, Register's Office of Davidson County, Tennessee, and also being a portion of the property conveyed to Elmer Lee Thomas and wife, Madgelee Thomas, by County Court Clerk's Deed of record in Book 4106, page 123, Register's Office of Davidson County, Tennessee. Elmer Lee Thomas is deceased and said property vested in Madgelee Thomas by operation of law as the surviving tenant by the entirety.

THIS CONVEYANCE IS FOR REAL PROPERTY ONLY, GRANTEES CONSTRUCTED THE RESIDENCE AND OTHER STRUCTURES LOCATED ON SAID PROPERTY.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance, except as follows: 1) 2009 real property taxes are a lien not yet due and payable; 2) Dedication of Easement of record in Book 8387, page 269, R.O.D.C.; and 3) those other matters shown of record in the Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 13 day of Jan., 2009.

Madgelee Thomas
MADGELEE THOMAS

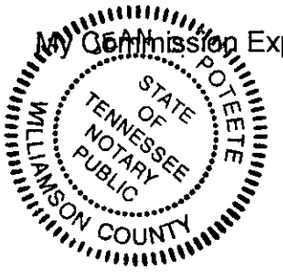
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, MADGELEE THOMAS, a widow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2009.

Jean C. Poteete
NOTARY PUBLIC

My Commission Expires: 7/18/09

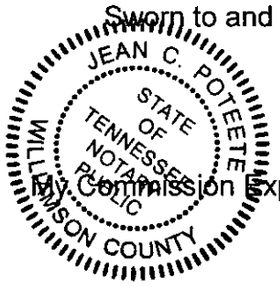


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty Thousand Seven Hundred Ninety and no/100 ($20,790.00) Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Madgelee Thomas
AFFIANT

Sworn to and subscribed before me this 13 day of January, 2009.



Jean C. Poteete
NOTARY PUBLIC

My Commission Expires: 7/18/09