Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/24/09 10:42 3 pgs
Fees:18.00 Taxes:1498.50
20090424-0037221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2009.

Notary Public
My Commission Expires

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

09-0114

Address of New Owner:	Send Tax Bills to:	Tax Information:
William D Thomas	SunTrust Mortgage, Inc.	53-11-A
318 Hurst Drive	1001 Semmes Ave.	1.00 CO
Old Hickory, TN 37138	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Michele A. Powers unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William D Thomas and wife Deidre M. Thomas**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of First Revision Golf Club Place, Phase 1, of record in Instrument No. 20000726-0073971, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michele A. Powers, unmarried, by deed from Dale W. Ziesmer and wife, Jane G. Ziesmer, as Trustees of the Dale W. Ziesmer and Jane G. Ziesmer Revocable Living Trust dated June 29, 2005 and recorded in Instrument No. 20070817-0098403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **318 Hurst Drive, Old Hickory, TN 37138.**

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; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this ~~15th~~ 21st day of April, 2009.

Michele A Powers by Donnel Milam atty in fact
Michele A. Powers by Donnel Milam, Atty in fact

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 _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this ____ day of _____, 2009.

_____
Notary Public

My Commission Expires: _____

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 **Donnel Milam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **Michele A. Powers** and that he/she is authorized by **Michele A. Powers** to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this ~~15th~~ 21st day of April, 2009.

_____
Notary Public at Large

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 4/6/13

This instrument is being recorded simultaneously with the power of attorney of record in Instrument No. 20090424-0037220 and/or Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

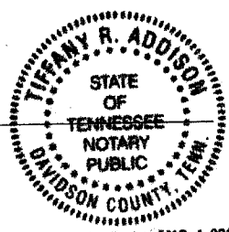
State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:



My Commission Expires MAR. 4, 2013