WARRANTY DEED

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2009

Notary Public

MY COMMISSION EXPIRES: 3-30-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis M. Thomas (NAME)	Sunthrust Mortgage (NAME)	MAP AND PARCEL
2132 Golden Oak Lane (ADDRESS)	1001 Semmes Ave (ADDRESS)	051140A02900CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Richmond, Va 23224 (CITY) (STATE) (ZIP)	

FOR AND 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, George D. Hulsey and wife, Rachel A. Hulsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis M. Thomas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
Being Lot No. 29, on the Plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed on August 8, 2001 to George D. Hulsey and wife, Rachel A. Hulsey by Warranty Deed from George Dunn d/b/a George Dunn Contractors of record in Instrument No. 20010809-0085986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS. ALSO SUBJECT TO Restrictions of record in Instrument No. 20000713-0069428 and 20001002-0097900, Register's Office for Davidson County, Tennessee. Subject to Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20000127-0008714, Register's Office for Davidson County, Tennessee. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever of record in Book 6807, Page 854, Register's Office for Davidson County, Tennessee. Subject to the Plan of Oakwood Estates of record in Instrument No. 20000505-0045404, Register's Office for Davidson County, Tennesee which shows an owner's certificate, certain notes, easements and building setback lines, if any, which may be set forth thereon. Subject to Charter of Oakwood Estates Homeowner's Association of record in Instrument No. 20000807-0078337, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090034327 DEEDWARR
Recvd: 05/26/09 10:06 2 pgs
Fees:13.00 Taxes:703.00
20090526-0047951

unimproved ( )
This is improved (X) property, known as 2132 Golden Oak Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City o

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heir 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 hand s this 20th day of May 2009

George D. Hulsey

Rachel A. Hulsey

Rachel A. Hulsey By George D. Hulsey attorney-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 George D. Hulsey XXXXXXXXXXXXXXXXXXXXXXXXXXXX

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 20th day of May, 2009.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of May, 2009, before me personally appeared George D. Hulsey, to me known (or who proved to me on ths basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rachel A. Hulsey and who acknowledged that he executed the same as the free act and deed of Rachel A. Hulsey.

Witness my hand and official at office at Madison, Tennessee, this the 20th day of May, 2009.

My commission expires: 3/20/10

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY