NEW OWNER:
DANIEL S. THOMAS
7905 OAKFIELD GROVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 09-0581

Map 181
Ctrl Map 181
Group 10-0-A
Parcel 257

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20090035715 DEEDWARR
Recvd: 06/01/09 09:48 3 pgs
Fees:18.00 Taxes:795.50
20090601-0049830

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SPICEWOOD SERVICES, INC. , a Tennessee corporation,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL S. THOMAS**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 828 on the Plan Autumn Oaks, of record in Instrument Number 20050906-0106510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Spicewood Services, Inc., a Tennessee Corporation, by virtue of a deed from Jones Bros., LLC, a Tennessee limited liability company, dated 12/31/08 and recorded in Instrument Number 20090128-0007319, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 7905 OAKFIELD GROVE, BRENTWOOD, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to storm water detention agreements of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903 and Restrictions of record in Book 6968, Page 30, Book 6704, Page 397, Book 6704, Page 405, Instrument No. 20010912-0099443 and Instrument No. 20030513-0064238, and all visible easements, rights-of-way and matters shown on the plat of record at Plat Instrument #20050906-0106510, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of May, 2009.

SPICEWOOD SERVICES, INC.

By: _____
JAMES F. MCCULLOCH, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES F. MCCULLOCH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **VICE PRESIDENT of SPICEWOOD SERVICES, INC., the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.**

WITNESS my hand and official seal at office this 29th day of May, 2009.

_____
NOTARY PUBLIC

My commission expires: 2-3-2013

DEBBIE A. SERBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$215,000.00** .

Daniel S. Thomas
AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2009.

NOTARY PUBLIC

My commission expires: _____

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013