WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090042876 DEEDWARR
Recvd: 06/26/09 12:07 2 pgs
Fees: 13.00 Taxes: 1150.70
20090626-0059602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/10/2010
(AFFIX SEAL)

DEBORAH R. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jameson Norton	SunTrust Mortgage Inc.	103-10-0-059
(NAME)	(NAME)	
5802 Vine Ridge Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(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, Melanie Jill Thomasson McClain and Gloria Sue Thomasson Cox, Sole-heirs-a-law of Bette P. Thomasson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jameson Norton and spouse, Anna K. Norton, 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:

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled Hillwood Estates, Section 6, of record as Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 95 fronts 150 feet on the northerly side of Vine Ridge Drive and extends back 270.5 feet on the easterly line and 214.4 feet on the westerly line to a dead line, measuring 183 feet thereon.

Being the same property conveyed to J. M. THOMASSON and wife, BETTE P. THOMASSON, by deed from SHERIDAN CONSTRUCTION COMPANY, of record as Book 3163, page 265, dated December 6, 1960, said Register's Office. The said J. M. Thomasson having since died on October 18, 2004. The said Bette P. Thomasson having since died on February 26, 2008. By Affidavit of Heirship recorded concurrently herewith* the same Melanie Jill Thomasson McClain and Gloria Sue Thomasson Cox have been identified as the sole-heirs-at-law of the said Bette P. Thomasson.

* in Document No: 20090626 0059599

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; and all matters appearing on the plan of record in Plat Book 2133, page 96, said Register's Office.

unimproved
This is improved X property, known as 5802 Vine Ridge Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of June, 2009.

Melanie Jill Thomasson McClain

Gloria Sue Thomasson Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Jill Thomasson McClain and Gloria Sue Thomasson Cox, the within named bargainors, 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 office, this 25th day of June 2009.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
My Commission Expires MAR. 20, 2010