THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frank L. Walden, et ux 203 Walker's Terrace Madison, TN. 37115	Same as New Owner	Map 43-13 Parcel 237

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, STANLEY RAY THOMAS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto FRANK L. WALDEN and NATALIE DILLARD, as tenants in common, each owning a one-half (½) undivided interest, hereinafter referred to as 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 in Davidson County, Tennessee, identified as Tract No. 3 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows:

BEGINNING at a railroad spike in the southerly margin of Hickory Street, a corner of the property conveyed to Juan A. Cruz and Maria Martinez filed for record in Instrument No. 20090323-0025688, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Hickory Street, South 79 degrees 04 minutes 05 seconds East 61.42 feet to an iron pin (new), a corner to the property conveyed to Henry Gordon Lynn, et ux, in Instrument No. 20080730-0078168, Register's Office for Davidson County, Tennessee; thence, with the line of Lynn South 05 degrees 38 minutes 32 seconds West 296.56 feet to an iron pin in the line of the property conveyed to Thomas E. Stewart, Trustee, in Instrument No. 20020305-0027328, Register's Office for Davidson County, Tennessee; thence with the line of Stewart, North 86 degrees 13 minutes 06 seconds West 68.01 feet to an iron pin; thence, North 05 degrees 30 minutes 04 seconds East 166.87 feet to an iron pin new; thence North 08 degrees 14 minutes 36 seconds East 137.70 feet to an iron pin marking the point of beginning and containing 19,890 square feet more or less.

BEING a part of the same property conveyed to Stanley Ray Thomas by deed from Robert E. Bell, Executor of the Estate of Leon W. Thomas, filed for record in Instrument No. 200111290130852, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for the said property is 104 Hickory Street, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the unrecorded survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

BILL GARRETT, Davidson County
Trans:T20100010969 DEEDWARR
Recvd: 02/24/10 13:56 2 pgs
Fees:13.00 Taxes:118.40
20100224-0014107

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS my hand on the day and date last acknowledged below.

"GRANTOR"

Stanley Ray Thomas

STANLEY RAY THOMAS, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY RAY THOMAS, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of February, 2010.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON STATE TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires Dec. 28, 2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Frank L Walden

Affiant

Sworn to and subscribed before me, this the 23rd day of February, 2010.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires Dec. 28, 2013