WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,000.00.

Catherine Laux
Affiant

Subscribed and sworn to me on May 28, 2010.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

Davidson County DEEDWARR
Recvd: 06/01/10 16:15 3 pgs
Fees:18.00 Taxes:366.30
20100601-0042165

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Catherine B. Laux 1709 Evelyn Avenue Nashville, Tennessee	Wells Fargo Bank, N.A. 121 Suburban Road, 1st Floor Knoxville, TN 37923	072-07-0-313.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRIS THOMAS HOMES, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CATHERINE B. LAUX, a single person,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 55 on the Map showing Subdivision of The Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Chris Thomas from Federal National Mortgage Association by Special Warranty Deed dated January 8, 2010 and recorded January 15, 2010 in Instrument No. 20100115-0003817, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Chris Thomas Homes, LLC from Chris Thomas by Quitclaim Deed dated January 12, 2010 and recorded January 15, 2010 in Instrument No. 20100115-0003818, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2010 Davidson County and subsequent taxes are assumed by the Grantee; and
> 2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
> 3. Plan of The Waters Place Subdivision of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 1709 Evelyn Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR do covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said

land to the said GRANTEE, her successors 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 on May 28, 2010.

Chris Thomas Homes, LLC,
a Tennessee limited liability company

By: _____
Chris Thomas
Its: Member Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Chris Thomas, Member Manager of Chris Thomas Homes, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member Manager of Chris Thomas Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member Manager of Chris Thomas Homes, LLC, a Tennessee limited liability company, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member Manager of Chris Thomas Homes, LLC, a Tennessee limited liability company.

Witness my hand and official seal on May 28, 2010.

_____
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11