THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29547-05-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is:.$112,256.00. _____ Affiant Subscribed and sworn to before me this 22nd day of June, 2010. _____ Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Jancy D. Anaya 348 Fairlane Drive Nashville, TN 37211	**Send Tax Bills To:** **SunTrust Mortgage, Inc.** **P.O. Box 7298** **Springfield, OH 44501**	**Tax Information:** Map and Parcel No.: 147 160 12100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny M. Thomas, Jr., unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jancy D. Anaya, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 348 Fairlane Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of June, 2010.

_____
Johnny M. Thomas, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Johnny M. Thomas, Jr.**, 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 22nd day of June, 2010.

_____
Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Return To:

Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

H010191

BILL GARRETT, Davidson County
Trans:T20100038806 DEEDWARR
Recvd: 06/25/10 10:59 2 pgs
Fees:13.00 Taxes:415.35

20100625-0049763

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 300 on the Plan of Fairlane Park, Section III, as of record in Plat Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Johnny M. Thomas, Jr. by deed dated 05/09/05 from Murrell V. Atchison, unmarried, of record in Instrument No. 20050211-0053125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2598, page 491, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6172, page 31, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.