WARRANTY DEED

ET-10-1907

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

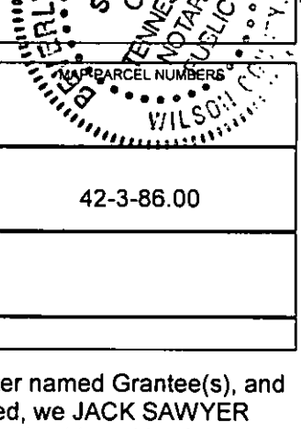
Affiant

Subscribed and sworn to before me, this 3rd DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 09-17-11

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew J. Thomas, Jr.	Andrew J. Thomas, Jr.	
805 Falcon Drive	(NAME) 805 Falcon Drive	42-3-86.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACK SAWYER AND WIFE, EVELYN SAWYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW J. THOMAS, JR. AND SHIRLEY A. THOMAS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, BONNIE BRAE, SECTION FOUR, as shown on plat of record in Plat Book 2854, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack Sawyer and wife, Evelyn Sawyer by Warranty Deed from Graydon C. Johnston, recorded on the 11th day of July 1989, in Book 7885, Page 907, in the Register's Office of Davidson County, Tennessee.

NOTE: This is a corner property. The address on the tax rolls is 805 Falcon Drive.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 805 Falcon Drive, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of September, 2010.

Jack Sawyer

Evelyn Sawyer

BILL GARRETT, Davidson County
Trans:T20100056962 DEEDWARR
Recvd: 09/10/10 13:53 2 pgs
Fees:13.00 Taxes:638.25

20100910-0072173

STATE OF Tennessee

COUNTY OF Davidson

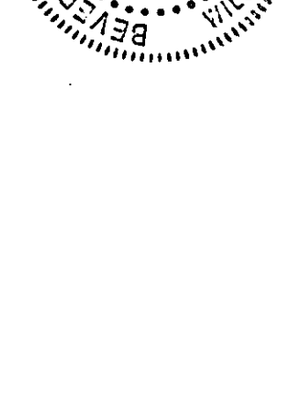
On this the 3rd day of September, 2010, before me personally appeared Jack Sawyer and Evelyn Sawyer to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of September, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520