THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2010 Notary Public MY COMMISSION EXPIRES: 9-8-2013 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100071859 DEEDWARR
Recvd: 11/12/10 13:40 2 pgs
Fees:13.00 Taxes:2775.00
20101112-0090854

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ashley Thomas	Fifth Third Mortgage Company	MAP 116-14
107 Bellevue Drive South	P. O. Box 630170	PARCEL 22
Nashville, TN 37205	Cincinnati, OH 45263	
(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, **Denise A. Yardley, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ashley Thomas and wife, Ferris Sloan Ashley Thomas**

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:

Lot Nos. 4, 5 and 25 of Bransford Realty Company's and Johnson Bransford's Subdivision, of part of a 40 acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision, in Belle Meade as of record in Book 421 page 134,(erroneously referred to as Book 421 page 135 in the previous conveyance) Registers Office for Davidson County, Tennessee, and more accurately described as follows:

Beginning at a point in the south margin of Bellevue Drive, South at the northwest corner of said Lot No. 8 running thence south 36 1/2 degrees between the southeast corner of said Lot No. 8; thence in a northwesterly direction with the rear boundary line of said Lot No. 8, 68.5 feet to a point; said point being R. F. Hill's southeast corner; thence in a straight line in a northeasterly direction with said Hill's east line 265 feet more or less to a point in the south boundary line of Bellevue Drive, South said point being Hill's northeast corner; thence in a southeasterly direction along said Bellevue Drive, South 75 feet to the point of beginning.

Being the same property conveyed to Denise A. Yardley, by deed from H R Properties of Tennessee, LLC, of record in Instrument No. 20001010-0100507, in the Registers Office for Davidson County, Tennessee, dated October 3, 2000. Having since married, her spouse James T. Sowell joins in this conveyance.

This is improved property known as 107 Bellevue Drive South, Nashville TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **107 Bellevue Drive South, Nashville, TN 37205.**

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 our hand(s) this the 10th day of November, 2010.

Denise A. Yardley

James T. Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise A. Yardley** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2010.

My Commission expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James T. Sowell** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of November, 2010.

My Commission expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public