WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2010.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/25/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald P. Thomas	Peoples Home Equity	Parcel ID:
2313 Cloudgrove Pt.	213 Ward Circle, Ste. 201	164100A08300CO
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN 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

Donald L. Wolfe Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ronald P. Thomas and wife, Martha Jane 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:

BEING Lot No. 231, on the Plan of Village Two, Summerfield, of record in Instrument 20000929-0096421, Register's Office for Davidson* County, TN, to which plat reference is hereby made for a more complete description. (*erroneously shown as Rutherford on prior deed)

Being the same property conveyed to Donald L. Wolfe, Jr., unmarried, by deed of record in Instrument 20020802-0093009, said Register's Office, dated July 30, 2002.

This conveyance is subject to Restrictions and By-Laws of record in Book 10774, Page 945; Book 11588, Page 484; Book 11669, Page 376; Instrument 20001030-0021946; Book 11648, Page 662; Instrument 20010504-0046260; and Instrument 20010504-0046261, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20000929-0096421, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2313 Cloudgrove Pt., Antioch, TN 37013

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 my hand this 27th day of December, 2010.

Donald L. Wolfe Jr.

BILL GARRETT, Davidson County
Trans:T20100081226 DEEDWARR
Recvd: 12/28/10 10:14 2 pgs
Fees:13.00 Taxes:610.50
20101228-0102573

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 Donald L. Wolfe 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 and official seal at Nashville, Tennessee, this 27th day of December, 2010.

My Commission Expires: 11/7/12

Notary Public



