(2)

BILL GARRETT, Davidson County
Trans:T20110014119 DEEDWARR
Recvd: 03/09/11 09:13 2 pgs
Fees:13.00 Taxes:1110.00
20110309-0018732

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March 2011.

Notary Public
My commission expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 14, 2012

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael L. Thomas 1160 Brookwood Lane Nashville TN 37220	SAME	11704007600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hoytense B. Heard hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Michael L. Thomas and wife, Julie B. Thomas hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 262 on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 262 fronts 50 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to George C. Heard and wife, Hoytense B. Heard by deed dated December 10, 1948 from Clifford M. Alexander and wife, of record in Book 1676 Page 366, Register's Office for Davidson County, Tennessee. George C. Heard having died on 04/06/86 leaving Hoytense B. Heard as surviving tenant by the entirety.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-

7603 et seq 3) All matters appearing on plan of Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421 Page 34, Register's Office for Davidson County, Tennessee

This property is improved property known as 1707 Sweetbriar Ave, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of March, 2011.

Hoytense B. Heard By Thomas H. Heard Attorney in Fact

Hoytense B. Heard By Thomas H. Heard
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2011, before me personally appeared Thomas H. Heard to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hoytense B. Heard acknowledged that such person executed the same as the free act and deed of Hoytense B. Heard.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 3/29/11

FILE NO: 06717