Book 436
RD

GENERAL WARRANTY DEED

FROM:	OVERTON THOMPSON, JR., and wife, MARY PALMER DANIEL THOMPSON, Grantors	This instrument was prepared by: Julian L. Bibb Farris, Warfield & Kanaday Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	RICHARD NORRIS PIERSON, III, and wife, ALLENE RUSSELL PIERSON, Grantees	

BOOK 10021 PG 436

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Richard & Allene Pierson 3419 Hampton Avenue Nashville, TN 37215		117-06-083
		Field Book Numbers
	SAME	7DA-24310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and no/100 Dollars ($600,000.00).

Overton Thompson Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of April, 1996.

Dana L. Clegg
Notary Public

My Commission Expires: 4-18-96

FOR AND IN CONSIDERATION OF the sum of SIX HUNDRED THOUSAND and no/100 Dollars ($600,000.00), the receipt and sufficiency of

which are hereby acknowledged, OVERTON THOMPSON, JR. and wife, MARY PALMER DANIEL THOMPSON, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto RICHARD NORRIS PIERSON, III, and wife, ALLENE RUSSELL PIERSON (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 3419 Hampton Avenue, Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to

those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 18th day of April, 1996.

OVERTON THOMPSON, JR.

MARY PALMER DANIEL THOMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DANA L. KENNEDY, a Notary Public of said County and State, OVERTON THOMPSON, JR., the within named bargainor, 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 18th day of April, 1996.

Notary Public

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DANA L. KENNEDY, a Notary Public of said County and State, MARY PALMER DANIEL THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at ~~Office~~, this 18th day of April, 1996.

Notary Public

My Commission Expires: 3-22-97

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the easterly 100 feet on the westerly 140 feet of the southerly part of Lot No. 26 on the plat of Hillsboro Heights, not of record, described as follows:

Beginning on the southerly margin of Hampton Avenue 1060 feet west of the center line of 23rd Avenue, South, said point being the northwest corner of the property conveyed to A.L. Carr and wife by deed from Loiette Hampton Hume, et. al., of record in Book 1038, page 312, Register's Office for Davidson County, Tennessee; thence with said Carr's westerly line, southwardly 344 feet more or less, to the northerly line of Lot No. 32; thence with said line, westwardly 100 feet; thence northwardly 344.5 feet, more or less, to the southerly margin of Hampton Avenue; thence with said Avenue, eastwardly 100 feet to the point of beginning.

Being the same property conveyed to the Grantors by deed of record in Book 3538, page 183, Register's Office for Davidson County, Tennessee.

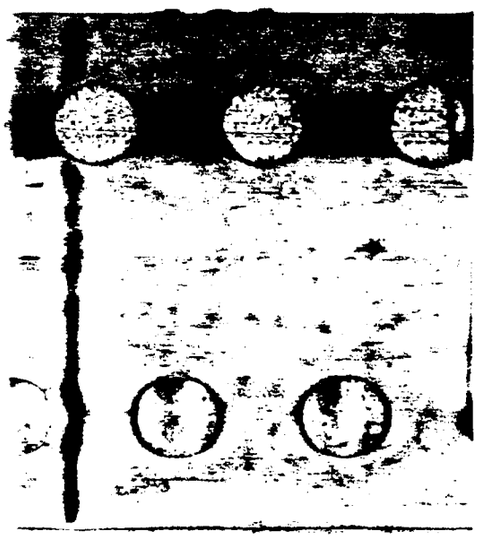
EXHIBIT B

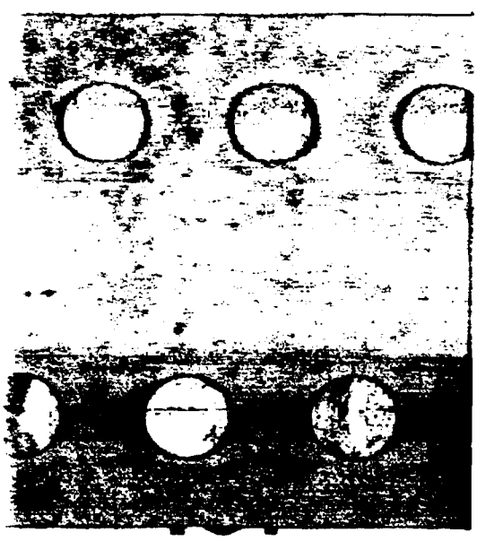
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Encumbrances

1. The improvements and house are sold "AS IS," and Grantor make no warranties or representations as to the condition of the premises or as to its use for any particular purpose.

0173265
IDENTIFICATION REFERENCE
96 APR 19 PM 3:14





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10021 PG 441

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHG
100000.00
CON TX 220.00
PRFEE 1.00
MTGEE 20.00
TOTAL 241.00
CHECK 241.00
RECD BY 01 15:16 0001 2553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173265
IDENTIF. # REFERENCE

96 APR 19 PM 3:14

REGISTER
DAVIDSON COUNTY, TN.

No. 1030490