0527779

IDENTIF. # REFERENCE

42

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number 42

98 DEC 21 PM 2:16

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11261 PAGE 813

| ADDRESS NEW OWNER: | PERSON RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NOS.: |
|---|---|---|
| First Union National Bank<br>150 Fourth Avenue North<br>Nashville, TN 37219 | New Owner | 132-10/39 |

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by FIRST UNION NATIONAL BANK, hereinafter referred to as "Grantee," MICHAEL PERRY THOMPSON, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plat of Resubdivision of Lot 3 of A. P. Rose Subdivision and Lot 1 of the Resubdivision of Lots 1 and 2 of the A. P. Rose Subdivision as of record in Plat Book 11190, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Perry Thompson a/k/a Michael P. Thompson, by deed of record in Book 7825, page 477, and Book 7953, page 511, Register's Office for Davidson County, Tennessee, and part of the property conveyed to Michael P. Thompson and wife, Stacy V. Thompson, by deed of record in Book 10815, page 116, Register's Office for Davidson County, Tennessee, all of which was conveyed to Michael Perry Thompson a/k/a Michael P. Thompson by deed of record in Book 11261 page 811, Register's Office for Davidson County, Tennessee.

Together with the rights of Grantor in and to appurtenant easements of record in Book 10895, page 77, Register's Office for Davidson County, Tennessee, and Book 10921, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 4409 Franklin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for:

(i) Ad valorem taxes for the current year and subsequent years;

(ii) Waterline Easement described in Book 1264, page 302, Register's Office for Davidson County, Tennessee;

(iii) Deed of Trust (the "Deed of Trust") given to TRSTEE II, as Trustee, securing First Union National Bank of Tennessee, recorded in Book 10304, page 675, Register's Office for Davidson County, Tennessee, together with the following supporting documents:

(a) Financing Statement as of record in Book 10304, page 686, Register's Office for Davidson County, Tennessee, and

(b) Financing Statement of record in Book 10304, page 690, Register's Office for Davidson County, Tennessee; and

(iv) Matters shown on the plat of record in Plat Book 11190, page 14, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Stacy V. Thompson a/k/a Stacy E. Thompson, spouse of the Grantor, joins in the execution of this deed for the purpose of conveying, and does hereby convey, to the Grantee, all of the right, title and interest, if any, which she owns in the above-described real property, by reason of her marriage to Grantor, or otherwise. Stacy V. Thompson a/k/a Stacy E. Thompson does not join in the warranties hereinabove made by Grantor.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being a partial satisfaction of all obligations secured by the Deed of Trust. It is the intention of Grantor and Grantee that the Deed of Trust shall not be extinguished by merger into the fee, and that the Deed of Trust shall remain in effect. Grantee has not assumed the indebtedness secured by the Deed of Trust.

Grantor declares that this conveyance is freely and fairly made, that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to said land.

IN WITNESS WHEREOF, Grantor and his spouse have executed this General Warranty Deed on this 18th day of December, 1998.

Michael Perry Thompson
a/k/a Michael P. Thompson

Stacy V. Thompson
a/k/a Stacy E. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Michael Perry Thompson a/k/a Michael P. Thompson, 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 December, 1998.

Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

_____

My Commission Expires MAR 23, 200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, Stacy V. Thompson a/k/a Stacy E. Thompson, 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 December, 1998.

Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

_____

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 1998.

Notary Public

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

_____

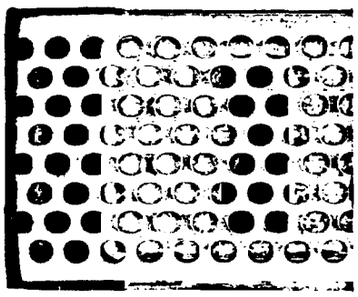
My Commission Expires MAR. 23, 2002

3824 12/ 0101 03CHECK 14075.00

C:\1STUNION\THOMPSON\4409DEED.GW

**OFFICIAL RECEIPT**

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



**RECEIVED OF** _____

**FOR** _____

BOOK 11261 PAGE 816

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

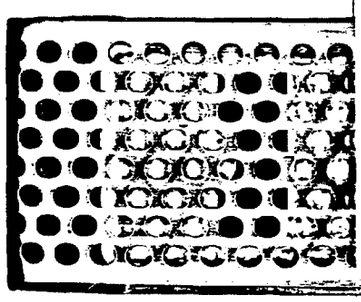
CAPT

| | |
|---|---|
| | 3800000.00 |
| CON TX | 14060.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 14075.00 |
| CHECK | 14075.00 |

12/21/98 01 14:14 0001 3224

0527779
IDENTIF. # REFERENCE

98 DEC 21 PM 2:16
REGISTER
DAVIDSON CO. TN.



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1402663