This instrument prepared by:

DAVID O. HUFF, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

| Address New Owner(s): | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| David Thomas Kerns<br>4041 Knight Drive<br>Whites Creek, Tennessee 37189 | Same | 40-183 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, I, William H. Thompson, Jr. and Jean Thompson, husband and wife, (the "Grantor"), have bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto David Thomas Kerns, a single person (the "Grantee"), the following described property being situated and located in Davidson County, Tennessee, to wit:

BEING Lot No. 7 on the plan of Judy Creek Subdivision, which plat is of record in Plat Book 7900, page 676, as amended in Deed Book 9309, pages 590 and 591, Register's Office for Davidson County, Tennessee. Reference is made to said plat and the subsequent amendment for a more complete description of said lot.

BEING a part of the same property conveyed to W.H. Thompson by Deed from Mrs. Mary E. McCord and Mrs. Nellie E. Raymond, of record in Book 1238, page 14, Register's Office for Davidson County, Tennessee, and by Deed from E.T. Hunter and wife, Edna Hunter, of record in Book 1140, page 153, Register's Office for Davidson County, Tennessee; the said W. H. Thompson having died in 1966 and pursuant to his Last Will and Testament of record in Will Book 87, page 201, Probate Court for Davidson County, Tennessee, property vested soldely in Odie H. Thompson, Trustee, with full power to sell, transfer, convey, assign or exchange, without joinder of beneficiary. Odie H. Thompson died on 2-17-89, and by the terms of W.H. Thompson's Last Will and Testament, upon her death, the property vested solely in her two sons, William H. Thompson, Jr., and Reece H. Thompson. Reece H. Thompson died on January 11, 1979, and by the terms of W.H. Thompson's Last Will and Testament, his undivided one-half interest in and to said property vested solely in his only two children, Gary B. Thompson (one-fourth undivided interest) and Linda Thompson Jarrett (one-fourth undivided interest). Gary B. Thompson subsequently conveyed all of his right, title and interest in and to said lot to William H. Thompson, Jr., by Quitclaim Deed of record in Book 9341, page 605, said Register's Office. Linda Thompson Jarrett subsequently conveyed all of her right, title and interest in and to said lot to William H. Thompson, Jr., by Quitclaim Deed of record in Book 9341, page 603, said Register's Office.

This is improved property known as 4041 Knight Drive, Whites Creek, Tennessee 37189.

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

TO HAVE AND TO HOLD the said real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Jean Thompson, wife of William H. Thompson, Jr., the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in the property, marital or otherwise, if any.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed this 27 day of May, 1999.

William H. Thompson, Jr.

Jean Thompson

State of Tennessee)
County of Davidson)

Personally appeared before me, Barbara Jean Fisher, a Notary Public in and for said County and State, the within named, William H. Thompson, Jr., the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 7/28/2001

State of Tennessee)
County of Davidson)

Personally appeared before me, Barbara Jean Fisher, a Notary Public in and for said County and State, the within named, Jean Thompson, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of May, 1999.

NOTARY PUBLIC

My Commission Expires: 7/28/2001

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $68,500.00

David Thomas Tice
AFFIANT/GRANTEE

Subscribed and sworn before me, this 22nd day of May, 1999.

Barbara Jan Fowler
NOTARY PUBLIC

My Commission Expires: 7/28/2001

05926675
RECORDED FOR REFERENCE
99 MAY 28 AM 9:48
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
2117 05/28 0101 03CHECK 269.45

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11499 PG. 420

| | | |
|---|---|---|
| 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 |

05926751

REFERENCE

99 MAY 28 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 68500.00 |
| MOR TX | 253.45 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 268.45 |
| CHECK | 268.45 |

05/28/99 01 09:52 0001 2117

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

**No.** 1466678