Bat 2



Seller: SIVERD
Order No.: 155872

Data ID: 32264
Job No.: 16743

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Keith S. Thompson
(Name)
3501 Rainbow Place
(Street Address or Route Number)
Nashville, TN 37204
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Bank of America
(Name)
P.O. Box 26388
(Street Address)
Richmond, VA 23260-6388
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to CLIFFORD D. SIVERD AND WIFE, AMY SIVERD (hereinafter referred to as Grantor, whether one or more) by KEITH S. THOMPSON and wife, KRISTEN THOMPSON

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TAX PARCEL NO.: Map 118-10, Group O, Parcel 175

unimproved ( )
This is improved (X) property, known as

3501 RAINBOW PLACE
(House Number) (Street) (P.O. Address)

NASHVILLE, TN 37204
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: SIVERD
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Witness our hands this 14th day of July, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Amy Siverd
AMY SIVERD—Grantor

CLIFFORD D. SIVERD—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, MARK A. NICHOLS, a Notary Public in and for said County and State, CLIFFORD D. SIVERD, the within named bargainor, with whom I am personally acquainted (or proven 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 MAIL BOXES ETC 2010½ RICHARD JONES RD, 37215 this 14 day of JULY, 2000.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me, MARK A. NICHOLS, a Notary Public in and for said County and State, AMY SIVERD, the within named bargainor, with whom I am personally acquainted (or proven 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 and official seal at MAIL BOXES ETC 2010½ RICHARD JONES RD, 37215 this 14 day of JULY, 2000.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in p... $230,000.00 which amount is equal to or greater than that which the p... would command at a fair or voluntary sale.

CLIFFORD D. SIVERD—Grantor

Amy Siverd
AMY SIVERD—Grantor

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 14 day of JULY, 2000.

(Affix Seal)

My commission expires: My Commission Expires NOV. 29, 2003

Notary Public

Seller: SIVERD
Order No.: 155872

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EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 76 ON THE MAP OF WOODMONT BOULEVARD, SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF THE RAINBOW PLACE, FORMERLY SHIRLEY PLACE, AT AN IRON PIN WHICH IS 65 FEET NORTH OF THE COMMON CORNER OF LOT NOS. 76 AND 78; THENCE WESTERLY 175.67 FEET TO A POINT IN THE EASTERLY LINE OF LOT NO. 75; THENCE WITH THE LINE BETWEEN LOT NOS. 75 AND 76, NORTHERLY 62 FEET TO THE SOUTHERLY MARGIN OF GEN. JOHN B. HOOD TRAIL; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 122 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN AN EASTERLY AND SOUTHERLY DIRECTION, 81 FEET TO A POINT IN THE WESTERLY MARGIN OF THE RAINBOW PLACE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD D. SIVERD BY DEED FROM MARGARET MARY HINES AND EDWARD THOMAS MOSS, CO-TRUSTEES OF THE MARGARET MARY HINES REVOCABLE TRUST U/T/A, DATED APRIL 18, 1996, OF RECORD IN BOOK 11323, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.