WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

X Mark G Southard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

G-5358-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark G. Southard (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 73-1
2724 Bobby Avenue (ADDRESS)	210 Wildwood Parkway (ADDRESS)	PARCEL 109
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	15DZ53425

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David H. Thompson, Jr. and Jenell Thompson Berry, **The Only Heirs-at-law of Waunita R. Thompson, Deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark G. Southard, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45 on the Map of Happy Valley, Section O, not of record, described accoridng to a survey made by I. J. Wilkinson, Surveyor, September 2nd, 1945, as follows:

BEGINNING on the Southerly margin of Bobby Avenue at a point 550 feet, more or less, East of the Easterly margin of Cooper Lane, said point being the corner of lots numbers 44 and 45; thence with the line between the said two lots, Southwardly 140 feet; thence Eastwardly 75 feet to the corner of lots number 45 and 46, thence with the line between said two lots, Northwardly 140 feet to the Southerly margin of Bobby Avenue; thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to D. H. Thompson and wife Waunita R. Thompson by deed from P. M. Chaffin and wife, Ruby Chaffin, of record in Book 1389, Page 366, Register's Office for said County.

The said D. H. Thompson having predeceased Waunita R. Thompson.

Waunita R. Thompson having since died intestate, leaving the subject property to her Heirs at Law, Son, David H. Thompson, Jr. and Daughter, Jenell Thompson Berry.

Davidson County DEEDWARR
Recvd: 10/12/00 15:24 2pgs
Fees:11.00 Taxes:273.80

20001012-0101629

unimproved ( )
This is improved (X) property, known as 2724 Bobby Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 10th day of October, 2000

X David H. Thompson Jr.
David H. Thompson, Jr.

X Jenell Thompson Berry
Jenell Thompson Berry

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David H. Thompson, Jr. and Jenell Thompson Berry

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of October 2000

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public