PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/12/01 08:52 2pgs
Fees:13.00 Taxes:501.35
20010712-0074165

W & I Ref: (sk) Title No: 42646
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeff L. Hawley 8008 Regency Drive Nashville, TN 37221	America's Wholesale Lender 750 Old Hickory Blvd, Suite 80 Brentwood TN 37027

TAX MAP-PARCEL NUMBERS: 128-14-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 135,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia C. Thompson, married and Mary Cossey, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeff L. Hawley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Harpeth Park, Section 3 of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 108 fronts 73.70 on the southerly margin of Regency Drive and extends back 233.00 feet on the easterly line and 198.34 feet on the westerly line to a broken line in the rear, measuring 125.53 feet thereon.

BEING the same property conveyed to Cynthia D. Cossey, a one-half interest, and to Zelner Cossey and spouse, Mary Cossey, a one-half interest as tenants by the entireties, the one-half interests as they relate to one another, to be held in joint tenancy with right of survivorship by deed from George A. Pjevach and spouse, Guken C. Pjevach of record in Book 9959, page 944, Register's Office for said County. Zelner Cossey has since died. The said Cynthia D. Cossey is now known as Cynthia C. Thompson.

Mark R. Thompson, spouse of Cynthia C. Thompson, joins in this conveyance soley to convey any and all marital interest he may have in the above described property. MRT

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years: The Plan, with Owner's Certificate, of record in Plat Book 4175, Page 14, said Register's Office, which Plan shows a 40 foot minimum building setback line from Regency Drive and 10 foot foot easement for public utility and drainage purposes along the broken rear line(s) and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 8008 Regency Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2001.

Cynthia C. Thompson

Mary Cossey

Mark R. Thompson MRT

State of Tennessee
County of Williamson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Cynthia C. Thompson, Mark R. Thompson** MRT and **Mary Cossey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/29/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135,500.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN