WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Leroy E Thompson
Affiant

Subscribed and sworn to before me, this 9th DAY OF January, 2002.

Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 5-20-2005

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

ET-02-2300

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy E. Thompson	OWNERS	
2409 Selma Avenue (ADDRESS)	2607 Crump Drive (NAME) (ADDRESS)	084-16-0-9.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH MILLER CAPPS AND DIANE MILLER DEMARTINI, CO-EXECUTRIXES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LEROY E. THOMPSON AND JAMES R. HOBBS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 8 on the Plan of Nicholhurst Subdivision, not of record, described according to a survey made by S.E.Davis, Surveyor, November 26, 1945, as follows:

Beginning on the Southerly margin of Selma Avenue at a point 325 feet, more or less, west of the westerly margin of McGavock Pike, being the northwest corner of the property conveyed to Maurice M. Smith and wife, by Deed from Cherry and Company, of record in Book 1914, Page 393, Register's Office for said County, thence with the westerly line of said Smith property southwardly 300 feet; thence north 86 degrees 30 minutes west 75 feet to the southeast corner of the property conveyed to Herbert W. Miller by Deed from Cherry and Company of record in Book 2089, Page 1, said Register's Office; thence with the easterly line of said Miller proeprty northwardly 300 feet to the southerly margin of Selma Avenue; thence with said Avenue easterly 75 feet to the beginning.

Being the same property conveyed to Herbert W. Miller from Michael P. Erwin and wife, Sherry D. Erwin by Deed dated June 12, 1974 and recorded June 20, 1974 in Book 4827, Page 224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debbie Miller Capps and Diane Miller Demartini by Last Will and Testament of Herbert W. Miller, dated June 25, 2001and recorded in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as of October 29, 2001. Case and/or Docket # No. 01P-1721.

unimproved ( )
This is improved (X) property, known as 2409 Selma Avenue, Nashville, Tennessee 37214
(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.

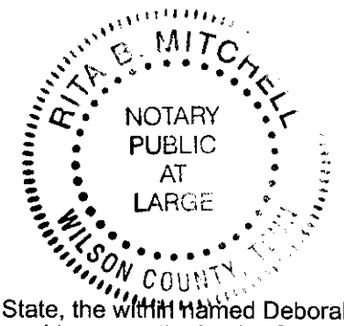
Witness my/our hand(s) this 9th day of January, 2002.

Deborah Miller Capps

Diane Miller Demartini

Davidson County DEEDWARR
Recvd: 01/16/02 10:20 2pgs
Fees:13.00 Taxes:294.15

20020116-0006415



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Deborah Miller Capps , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2002.

My Commission Expires: 5-20-2003

Rita B Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 9th day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138