Davidson County DEEDWARR
Recvd: 04/03/02 10:20 2pgs
Fees:13.00 Taxes:81.40
20020403-0040309

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Florence Herndon
3954 Crouch Drive
Nashville, TN 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59-6
PARCEL 29
13DA-35165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Andre Thompson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Florence Herndon, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 22, on the Map of Ewing Valley, Section 1, of record in Plat Book 4300, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Andre Thompson, by Substitute Trustee's Deed from Harold Reeves, Substitute Trustee of record in INST:20010719-0076728, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4601, Page 374, and Book 5645, Page 202, and such easements and setback lines of record in Plat Book 4300, Page 167, said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee.

This is unimproved property known as 3954 Crouch Drive, Nashville, TN 37207, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Florence Herndon, her heirs and assigns, forever; and I, Andre Thompson, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of March, 2002.

Andre Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andre Thompson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 22,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of March, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004