9210

Box 36

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Annemarie Thompson
3811 Central Ave.
Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 12/05/02 15:41 2pgs
Fees:13.00 Taxes:1683.50
20021205-0150279

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **104-9**
GROUP
PARCEL **29**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cynthia P. Smith, a married person** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Adrian Jarquin-Valdivia, an unmarried person and Annemarie Thompson, an unmarried person, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 200 of Richland Reality Co. Second Subdivision Division "B", of record in Plat Book 332, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Cynthia P. Davis, a single person by deed from Lucile K. McDonald, a single person of record in Book 8363, page 486, Register's Office for Davidson County, Tennessee. **

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 3811 Central Ave., Nashville, Tennessee 37205.

John C. S. Smith joins in this conveyance to convey his marital rights, title, and interest he may have in this property.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized 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; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**The said Cynthia P. Smith was formerly known as Cynthia P. Davis.

WITNESS my hand this the 27th day of November, 2002.

Cynthia P. Smith

John C. S. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cynthia P. Smith, a married person and John C. S. Smith, a married person** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of November, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $455,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 12/15/2004