THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Return to:
Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

Our File Number: 13170K

MAP/GROUP/PARCEL:
136-07-0/050.00

NEW OWNER'S NAME AND ADDRESS:
SAMUEL K. THOMPSON AND YVONNE THOMPSON
160 TIMBER RIDGE DRIVE
NASHVILLE, TENNESSEE 37217

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/17/02 13:24 2pgs
Fees:13.00 Taxes:458.80
20021217-0155475

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SUSAN C. MATTINGLY, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto SAMUEL K. THOMPSON AND YVONNE THOMPSON, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF PRIEST LAKE PARK, SECTION 2, AS OF RECORD IN BOOK 4175, PAGES 56, 57 & 58, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

The subject property is commonly known as 160 TIMBER RIDGE DR., Nashville, TN 37217.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200107090073095, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Susan C. Mattingly
SUSAN C. MATTINGLY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SUSAN C. MATTINGLY, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of OCTOBER 2002.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 14, 2004

My Commission Expires:
1/14/04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $124,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of October 2002.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires

My Commission Expires:
1/14/04