Davidson County DEEDWARR
Recvd: 04/23/03 15:32 4pgs
Fees:23.00 Taxes:66.60
20030423-0054378

PICK-UP

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Larry Thompson 3818 Hydes Ferry Road Nashville, Tennessee 37218	Map & Parcel # 69-12 12.00	Same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Stacy Williams and wife Tamara Williams** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Larry Thompson** (the "Grantee"), his assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 3818 Hydes Ferry Pike, Nashville, Tennessee, 37218.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 22nd day of April, 2003.

GRANTOR:

Stacy Williams

Tamara Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Stacy Williams (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 22nd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: _____

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Tamara Williams (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 22nd day of April, 2003.

NOTARY PUBLIC

My Commission Expires _____

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $18,000.00.

Subscribed and sworn to before me, this the 22nd day of April, 2003.

Notary Public

My Commission Expires: _____

J. EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot 2 on the Plan of Willie R. McCall Subdivision of record in Plat Book 8250, page 737, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stacy Williams and Tamara Williams from Willie R. McCall and wife, Rose Mary McCall by Warranty Deed dated August 22, 1997 of record in Book 10581, page 272, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes for the year 2003, a lien, not yet due and payable.
2. All matters as shown on Plan of record in Plat Book 8250, page 737 Register's Office for Davidson County, Tennessee.
3. Permanent Easement Agreement of record in Book 11216, page 596, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7814, page 438, Register's Office for Davidson County, Tennessee.
5. Permanent and Perpetual Easement of record in Book 3815, page 493, Register's Office for Davidson County, Tennessee.