PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/06/03 10:22 3pgs
Fees:18.00 Taxes:921.30
20030506-0060005

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of **April, 2003, by and between WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, hereinafter called Grantors, and STEPHEN THOMPSON and TABATHA THOMPSON, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto STEPHEN THOMPSON and TABATHA THOMPSON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, 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 Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3946 MOSS ROSE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

William E. Brown
WILLIAM E. BROWN
Signature of Seller

Doris O. Brown
DORIS O. BROWN
Signature of Seller

Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of April, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STEPHEN THOMPSON and TABATHA THOMPSON, HUSBAND AND WIFE

Property Address:

3946 MOSS ROSE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Pulte Mortgage, LLC
7475 South Joliet Street
Englewood, CO 80112

Map & Parcel #: MAP 73-1, PARCEL 260

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$249,000.00** which amount is ~~equal to,~~ or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **April, 2003.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

~~RETURN TO:~~

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Return To:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT 'A'

Land in Davidson County, Tennessee, being lots Nos. 12 and 13 on the Map of B.E. Woodard's Subdivision of a part of the W.J. Tune Land, of record in Book 974, Pages 94 and 95, Register's Office for said County.

Said lots Nos. 12 and 13 adjoin and front together 200 feet on the easterly side of Moss Rose Drive and run back 390 feet on the northerly line and 394 feet on the southerly line, to the low water mark of the Cumberland River.

Being the same porperty conveyed to WILLIAM E. BROWN and DORIS O. BROWN, HUSBAND AND WIFE, by Deed from EMMA MAE HUNT, of record in Book 4868, page 779, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 73-1, PARCEL 260).
2. All matters as set forth on the Map of B.E. Woodard's Subdivision, a part of the W.J. Tune Land, of record in Plat Book 974, page 94, said Register's Office.

3. Natural easement for the flow of the Cumberland River.

4. Flowage Easement for the Cheatham Lock and Dam Project, of record in Book 2270, page 495, said Register's Office.

NOTE: There is a sewer easement across the rear portion of said lot; however, Company could find no document of record of the conveyance of the easement.