WARRANTY DEED w/Assumption

Davidson County DEEDWARR
Recvd: 06/05/03 08:07 3pgs
Fees:18.00 Taxes:237.79

20030605-0077270

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,266.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS, THE 31st DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-19-2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services, 1100 Kermit Dr., Ste. 204, Nashville, TN 37217

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP,PARCEL NUMBERS
Theodore Thompson 917 Wedgewood Ave. (STREET ADDRESS) Nashville, Tn. 37204 CITY/STATE/ZIP	Same (NAME) (STREET ADDRESS) (CITY/STATE/ZIP)	105-09-374.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LADONNA M. SMITH

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

THEODORE THOMPSON

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Subject to the following: easements, setback lines of record at Book 547, page 16, in the Register's Office for Davidson County, Tennessee, restrictions of record; zoning regulations for the appropriate governmental authority, and to public rights of way and rights for public utilities and to matters which would be disclosed by an accurate survey; county property taxes for current year to be assumed by Grantees.

As a further consideration, the Grantees hereby assume and agree to pay, according to its terms and tenor, the balance due on that certain Note dated May 23, 2000, in the original amount of $70,674.70, the amount currently due on said Note being $64,266.41 secured by a Deed of Trust of even date and amount, executed by Ladonna M. Smith, naming Brad DeLong, Trustee, and American General Finance, Inc., Beneficiary, of record as Instrument No. 200005250052236, Register's Office for Davidson County, Tennessee, Beneficiary, said Note and Deed of Trust to remain in full force and effect as to all provisions and conditions therein, with all rights and remedies retained by said Trustee and Beneficiary (Assumption Agreement having been executed contemporaneously herewith).

This is unimproved ( )
improved (X) property, known as 917 Wedgewood Avenue, Nashville, TN 37204
(House Number/Street)(City/Town) (State) (Postal Code)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of May, 2003.

LADONNA M. SMITH
(Grantor)

THEODORE THOMPSON
(Grantee)

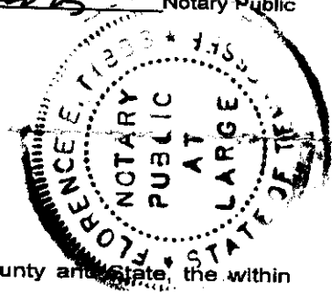
STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LADONNA M. SMITH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN, this 31st day of May, 2003.

Florence E. Tibbs Notary Public

Commission Expires: 4-19-04



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THEODORE 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 instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN, this 31st day of May, 2003.

Florence E. Tibbs Notary Public

Commission Expires: 4-19-03



When Recorded Return To:

Real Estate Loan Services
1100 Kermit Drive, Suite 204
Nashville, TN 27217

Exhibit "A": Legal Description.
Theodore Thompson.

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. 4 on the Plan of W. T. Fitzpatrick Subdivision of Lot No. 29, Waverly Place, as of record in Book 547, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Theodore Thompson, by Quitclaim Deed from LaDonna M. Smith, dated November 1, 2000, recorded April 1, 2002, of record in Instrument Number 200204010038804, Register's Office for Davidson County, Tennessee.

This property is also known as 917 Wedgewood Avenue, Nashville, Tennessee.