03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ 141,500.00

The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 09/04/03 17:30 2pgs
Fees:13.00 Taxes:523.55
20030904-0129136

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean Stephen Davies	SunTrust Bank	142-10-0040.00
7404 George Gaines Road Nashville TN 37221	P.O. Box 305110, 7th Floor Nashville, TN 37230-5110	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James F. Compton unmarried and Renee M. Compton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sean Stephen Davies and wife, Anne Marie Davies, hereinafter called the Grantees, their successors 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. 33 on the Plan of Harpeth Estates, Section Two, of record in Book 4175, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property Conveyed to James F. Compton and wife, Renee M. Compton by deed from Michelle M. Halle Hawn and husband, Ned W. Hawn, of record in Book 9789, Page 495, Register's Office for Davidson County, Tennessee. James F. Compton and Renee M. Compton having since divorced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7404 George Gaines Road, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 July, 2003.

James F. Compton

James F. Compton

Renee M. Compton by Kimberly Jenkins Attorney in Fact

Renee M. Compton
By: Kimberly Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James F. Compton, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of July, 2003.

Notary Public

My Commission expires 03/14/05

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 Kimberly Jenkins, 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 herein contained, and who further acknowledged that she is the attorney in fact for Renee M. Compton and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2003.

Notary Public

Commission expires 3-14-05