Return To:
First Title & Escrow
File Box 9B
#21660

Davidson County DEEDWARR
Recvd: 09/26/03 11:52 2pgs
Fees:13.00 Taxes:2434.60
20030926-0142797

FROM: Claude Warren Thompson

TO: Brent R. Moody and wife, Shelby H. Moody

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Brent R. and Shelby H. Moody 3437 Benham Avenue Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N, 7th Floor Nashville, TN 37219	Map 117-11 Parcel 92

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $658,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2003.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

My Comm. Expires

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Claude Warren Thompson, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Brent R. Moody and wife, Shelby H. Moody, hereinafter called "GRANTEES", their heirs 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. 1 on the Final Plat of a Resubdivision of Lots 195, 220, 221 on the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, Page 12, Register's Office for said County, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Claude Warren Thompson by deed from Daniel Mendoza and Jill Mendoza, husband and wife, of record in Book 11762, page 95, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 9700, page 12, said Register's Office.

This is improved property located at 3437 Benham Avenue, Nashville, Tennessee 37215.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 24th day of September, 2003.

Claude Warren Thompson

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 Claude Warren Thompson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 24th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE