WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

James E. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Thompson (NAME)	James E. Thompson (NAME)	142-9-B-826
826 General George Patton Drive (ADDRESS)	7206 Clearview Dr. (ADDRESS)	
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Fairview, TN 37062 (CITY) (STATE) (ZIP)	

FOR AND 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, Helen Brewer Graves, Executrix for the Estate of Patricia C. Groat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Thompson, unmarried

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

Unit No. 826, together with the carport designated No. 826-C in River Plantation, Section Five, Phase One, Lot One, a Condominium, a Horizontal Property Regime, located on General George Pattton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation , Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office to which reference is hereby made.

Being the same property conveyed to Charles Kenneth Groat and wife, Patricia C. Groat by deed dated 10/31/90 from Alan J. Wyatt, unmarried of record in Book 8231, page 225, Register's Office for Davidson County, Tennessee.

The said Charles Kenneth Groat having pre-deceased Patrica C. Groat, and the said Patricia C. Groat now being deceased, property now vests in the Estate of Patricia Campbell Groat, Davidson County Probate Court Docket No. 03P1524.

Patricia C. Groat and Patricia Campbell Groat being one and the same person.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements currently of record.

unimproved ( )
This is improved (X) property, known as 826 General George Patton Drive, Nashville, Tn 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of February 2004

Estate of Patricia C. Groat
Helen Brewer Graves, Executrix
Helen Brewer Graves, Executrix for
the Estate of Patricia C. Groat

Davidson County DEEDWARR
Recvd: 02/09/04 11:22 2pgs
Fees:13.00 Taxes:425.50

20040209-0015302

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Brewer Graves, Executrix

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 Brentwood, Tennessee, this 2nd day of February, 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Helen Brewer Graves and ----- with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix and ---- respectively of the Estate of Patricia C. Groat the within named bargainor, and corporation, and that she as such Executrix and --- being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Helen Brewer Graves as such Executrix, and attesting the same by the said ---- as such ----.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 2nd day of February, 2004.

My commission expires 4/26/05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____ personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public