**After Recording Return To:**
**Nations Title Agency, Inc.**
**5214 Maryland Way, Suite 208**
**Brentwood, TN 37027**

04TN02453

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

# WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of April, 2004, by and between MARILYN B. DANFORTH, UNMARRIED, hereinafter called Grantor, and MICHAEL C. COMPTON and MERCEDES J. COMPTON, 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, MARILYN B. DANFORTH, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MICHAEL C. COMPTON and MERCEDES J. COMPTON, 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 Grantor 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 2110 Fremont Avenue, Nashville, TN 37216.

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

Grantor further covenants and binds herself and her 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 hand and seal of Grantor on the day and year first above written.

Marilyn B Danforth
MARILYN B. DANFORTH
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 04/30/04 14:48 3pgs
Fees:18.00 Taxes:460.65

20040430-0049533

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, MARILYN B. DANFORTH, an unmarried woman, the within named 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, at office, this **23rd** day of April, 2004.

Notary Public

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

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**MICHAEL C. COMPTON and MERCEDES J. COMPTON, HUSBAND AND WIFE**

**2110 Fremont Avenue**
**Nashville, TN 37216**

Property Address:

**2110 Fremont Avenue**
**Nashville, TN 37216**

Person Responsible for Taxes:

**COUNTRYWIDE HOME LOANS, INC.**

**Map & Parcel #: MAP MAP 73-1, PARCEL 123**

# 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 **$124500** 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 **23rd** day of **April, 2004.**

Notary Public

PAMELA B. MATHENEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES NOV. 27, 2004

My Commission Expires:

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7391

# EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Registers Office for said County and described as follows;

Beginning at a point in the south margin of Fremont Avenue at the corner of Lots Nos. 14 and 15; thence with the line between said lots southerly 122.6 feet to the corner of said lot and of Lot No. 16; thence withthe line between Lots Nos. 15 and 16, easterly 118 feet to the westerly margin of Warrenton Place; thence with the margin of Warrenton Place, northerly 104.6 feet to the beginning of a curve; thence along said curve northwesterly 31.8 feet to the southerly margin of Fremont Avenue; thence with the margin of the same, westerly 99.6 feet to the beginning.

Being the same property conveyed to Delbert H. Bean, Jr. and wife, Juanita T. Bean, by Warranty Deed from Capitol Homes, Inc., of record in Book 1675, page 419, Register's Office for Davidson County, Tennessee. Delbert H. Bean subsequently died on 6-4-78 and the property vested by operation of law in his surviving spouse, Juanita T. Bean. Juanita T. Bean subsequently married Walter F. Striker and all of the right, title and interest in and to said property was conveyed by Quitclaim Deed through Kirk C. Waite, Trustee, to Walter F. Stricker and wife, Juanita T. Stricker, said Deed being of record in Book 5943, page 151, said Register's Office. Walter F. Stricker died on August 21, 1996, and the property vested by operation of law in his surviving spouse, Juanita T. Stricker. Juanita T. Stricker died on August 17, 2000, unmarried and testate and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, to Docket No. 00P-1439, and filed in Will Book 237, page 372, the property was devised and bequeathed unto her daughter, Marilyn B. Danforth, the Grantor herein.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP MAP 73-1, PARCEL 123). 2003 real property taxes are PAID in the amount of 0.

2. All matters as set forth on the Plan of record in Plat Book 1424, page 39, said Register's Office, which plan includes a 30-foot minimum building setback line from both Fremont Avenue and Warrenton Place; a 10-foot public utility and drainage easement along the southerly lot
line.