THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Joyce F. Ayers
1756 Stone Hollow Crt
Hermitage TN 37076

MAP PARCEL NUMBERS
64-16-D-39.000

Return to:
Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, **2004**, by and between **Leroy E. Thompson**, party of the first part, and **Joyce F. Ayers**, party of the second part,

WITNESSETH: That for and in consideration of **$139,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Section One, Truxton Park of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leroy E. Thompson, an unmarried man, to Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010614-0062905, Register's Office for Davidson County, Tennessee, dated 6-8-01 and recorded 6-14-01.

This property is also known as 1756 Stone Hollow Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Leroy E. Thompson
Leroy E. Thompson

Davidson County DEEDWARR
Recvd: 05/14/04 13:33 2pgs
Fees:13.00 Taxes:514.30
20040514-0056926

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leroy E. Thompson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of April, **2004.**

My commission expires _____

_____
Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$139,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of April, **2004**.

_____

PROPERTY ADDRESS:
1756 Stone Hollow Court
Hermitage, TN 37076

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

NEW OWNER:
Joyce F. Ayers
1756 Stone Hollow Court
Hermitage, TN 37076