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

Address New Owner(s)
Jennifer J. Thompson
1009 Highland Circle
Madison, TN 37115

Send Tax Bills To:
New Owner

_____
_____

Map & Parcel Nos.:
42-4-16.00

Davidson County DEEDWARR
Recvd: 06/15/04 14:53 2pgs
Fees:13.00 Taxes:366.30
20040615-0070793

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$99,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Jennifer J. Thompson, Unmarried** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Property Located in Davidson County, Tennessee:

A certain tract of Land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the plan of primrose acres as of record in Book 2663, pages 106 and 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 100 feet on the northerly side of Highland Circle and runs back between lines 355.1 feet on the westerly side and 374.3 feet on the Easterly side, to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Provident Bank by Substitute Trustees Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument Number 200209240116383, dated 9-24-02, and recorded 9-24-02, Register's Office for Davidson County, Tennessee.

The above referenced property is identical to the one in the previous deed of record.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2004 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 2663, Pages 106 and 107; any and all easements, right of ways, setback lines, covenants, restrictions, zoning regulations, etc. of record in the Register's Office, Shelby County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2004 real estate taxes, which are to be prorated.

But this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantee and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **21st** day of **May, 2004**

GRANTOR:

The Provident Bank

By M.B. McCOY
VICE PRESIDENT

VERMEKA NOAKES
AUTHORIZED SIGNER

STATE OF TENNESSEE)

COUNTY OF Sumner

The actual consideration for this transfer is **$99,000.00**.

AFFIANT

Subscribed and sworn to before me, this **21st** day of **May, 2004**

NOTARY PUBLIC

My Commission Expires:
02/12/08

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

STATE OF ~~TENNESSEE~~ OHIO)

COUNTY OF HAMILTON)

Personally appeared before me, Kay E. Pierce, a Notary Public in and for said state and county, M.B. Mccoy and Vermeka Noakes, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Vice President of **The Provident Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as its Vice President and Authorized Signer.

WITNESS my hand and seal at office this **21st** day of **May, 2004**.

NOTARY PUBLIC

My Commission Expires:
12/16/08

NOTARY PUBLIC STATE OF OHIO

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

NAME AND ADDRESS OF NEW OWNER:
Jennifer J. Thompson
1009 Highland Circle
Madison, TN 37115

PROPERTY ADDRESS:
1009 Highland Circle
Madison, TN 37115