This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 07/09/04 09:49 3pgs
Fees:18.00 Taxes:418.10
20040709-0081747

ADDRESS NEW OWNER:
Jason E. Thompson
310 Bonnaridge Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
American Mortgage Network, Inc.
10421 Wateridge Circle, Suite 250
San Diego, California 92121

MAP **075-13-0**
GROUP
PARCEL **141.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan S. Helton and wife, Angela D. Helton** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Jason E. Thompson, unmarried**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 39, of the Hermitage Hills, Section 1, of record in Plat Book 2900, page 48 and 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bryan S. Helton and wife, Angela D. Helton by deed from Randall Lynn Hall, Janet Ruth Jones, Anna Susan Hall and Constant Lou Zemna dated September 17, 1999, of record in Book 11676, page 848, Register's Office for Davidson County, Tennessee.

This is improved property known as 310 Bonnaridge Drive, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 075-13-0, Parcel 141.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 3864, page 441; Book 4140, pag 23; Book 4820, page 611; Book 4960, page 506 and Book 4969, page 667, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 48-49, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 6th day of July, 2004.

Bryan S. Helton

Angela D. Helton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bryan S. Helton and wife, Angela D. Helton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2004.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of July, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/04

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE