This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
SUZANNE THOMPSON
717 Branch Creek Road
Nashville, TN 37209

SEND TAX BILLS TO:
WorldSavings Bank, FSB
4101 Wiseman Blvd Bldg 108
San Antonio, TX 78251

Davidson County DEEDWARR
Recvd: 09/14/04 11:37 2pgs
Fees:13.00 Taxes:793.65
20040914-0110761

WARRANTY DEED

(Map Number 103-10; Parcel Number 11.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DANIEL E. CORTEZ and spouse, JENNIFER C. CORTEZ,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SUZANNE THOMPSON**, an unmarried woman, hereinafter referred to as "Grantee", her heirs and assigns, forever, that certain property located and situated in Davidson County County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 31 on the Plan of Brookside Courts – Addition No. 3 of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Daniel E. Cortez and spouse, Jennifer C. Cortez, by Warranty Deed dated December 14, 1998 from Richard J. Connor, Jr. and spouse, Kerry D. Connor, of record in Book 11253, page 559, said Register's Office.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1835, page 107, the Register's Office for Davidson County County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities. Subject to a deed of easement for ingress and egress purposes across both front corners of said lot, of record in Book 5168, page 596, said Register's Office.

This is improved property known as: **717 Branch Creek Road, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2004 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 10th day of September, 2004.

DANIEL E. CORTEZ

JENNIFER C. CORTEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared DANIEL E. CORTEZ and spouse, JENNIFER C. CORTEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 10TH day of September, 2004 .

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I 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 **$214,500.00**, 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 10TH day of September, 2004.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006