MARC JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

B-SFG-04-0935

# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter S. Hawes | GreenPoint Mortgage Funding, | |
| 935 Fatherland Street | (NAME) 5032 Parkway Plaza Blvd. | |
| (ADDRESS) Nashville, Tennessee 37206 | (ADDRESS) Charlotte, NC 28217 | 082-16-0 172.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROLYN K. THOMPSON, TRUSTEE AND HER SUCCESSOR IN TRUST, OF THE CAROLYN K. THOMPSON REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETER S. HAWES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Part of Lot No. 101 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plat Book 1, Page 13, Chancery Court at Nashville, part of Lot No. 44 on the Plan of Paynes Addition as of record in Book 21, Page 70, Register's Office for said County, and a triangular strip out of the east part of Payne Street, now abandoned, described together as follows:

Beginning on the northerly margin of Fatherland Street at the southeast corner of the property conveyed to Mary E. Douglas by deed from W.A. Horan and wife, of record in Book 1320, Page 94, said Register's Office, said point being 50 feet east of the corner of Lots No. 100 and 101 in said Barrow's Addition; thence with the northerly margin of Fatherland Street, eastwardly 50 feet, more or less to the southwest corner of the property conveyed to L.J. Robinson and George B. Graves property northwardly 170 feet more or less to the southerly margin of an alley; thence with said alley westwardly 50 feet more or less to the northeast corner of said Douglas property southwardly 170 feet more or less to the beginning.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Carolyn K. Thompson, Trustee, and her successors in trust of The Carolyn K. Thompson Revocable Living Trust, by Quitclaim Deed as of record in Instrument No. 20040608-0067765, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 935 Fatherland Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of September, 2004.

Carolyn K. Thompson, Trustee

Carolyn K. Thompson, Trustee

Davidson County DEEDWARR
Recvd: 09/24/04 08:09 2pgs
Fees:13.00 Taxes:540.20

20040924-0115229

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Carolyn K. Thompson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Trustee of The Carolyn K. Thompson Revocable Living Trust, the within named bargainor, a Trust, and that she as such She being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by her self as Trustee.

Witness my hand and official seal at Nashville TN on this 15th day of September, 2004.

NOTARY PUBLIC

My Commission Expires:

MARC JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903