FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Madlene Y. Syes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2005.

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Madlene Y. Syes	New Owner	Map 082
4088 Boyd Drive		Group 11-0
Nashville, TN 37218		Parcel 014.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Clarence A. Thompson and wife, Barbara Thompson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Madlene Y. Syes, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 70 and the westerly 10 feet of Lot 71 on the Plan of Bryan's Addition, of record in Book 21, Page 63, Register's Office for said County.

Said part of Lots Nos. 70 and 71 front together 40 feet on the northerly margin of Treutland Street and extends back between parallel lines 165 feet to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Clarence A. Thompson and wife, Barbara Thompson by deed from Ronald Haffkine, unmarried, of record in Book 7441, Page 572, Register's Office for Davidson County, Tennessee.

**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Treutland Ave., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of January, 2005.

Clarence A. Thompson
Clarence A. Thompson

Barbara Thompson
Barbara Thompson

** This property is conveyed subject to the Plan of record in Book 21, Page 63, said Register's Office; Deed of Trust of record in Book 7365, Page 135, said Register's Office; and to all applicable local government planning, building and zoning regulations.

Davidson County DEEDWARR
Recvd: 01/07/05 13:11 2 pgs
Fees:13.00 Taxes:129.50
20050107-0002872

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence A. Thompson and Barbara Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2005.

My Commission Expires: 01/29/05

Notary Public

