Return to:
The Home Closing Company, Inc.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gerald C. Finney III 1718 Villa Place Nashville, TN 37212	104-8-397	Countrywide Bank PO Box 660694 Dallas, TX 75266-0694
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JIVB) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-five Thousand and NO/100 DOLLARS ($165,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we, Hattie Bell Mabon and James Scandrick, Jr., acting in our capacity as Executors of the estate of Willie Mai Thompson, deceased, (the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey to Gerald C. Finney, III, an unmarried man, his heirs and assigns (the "Grantee"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year, 2005, which have been prorated between the parties.

2. The Plan of record in Plat Book 21, Page 87, Register's Office for Tennessee, shows an owners certificate, certain notes , setback lines and easements.

This is improved property, known as 1718 Villa Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantors covenants with the Grantee that they in their capacity as Executors of the estate of Willie Mai Thompson, deceased are lawfully seized and possessed of the Property in fee simple; that they have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Davidson County DEEDWARR
Recvd: 03/29/05 14:19 3 pg
Fees:18.00 Taxes:610.50
20050329-0033882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2005.

Notary Public
My Commission Expires: 1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

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Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever , except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 21 day of March, 2005.

Hattie Bell Mabon

James Scandrick, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeffrey C. Horn, the undersigned, a Notary Public in and for said County and State, the within named , Hattie Bell Mabon and James Scandrick, Jr. in their capacity as Executors of the Estate of Willie Mai Thompson, deceased, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of March, 2005.

Notary Public

My Commission Expires:
1/26/08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Exhibit A

Land in Davidson County, Tennessee, being part of Lot No. 65 on the Plat of O.B. Hayes' Plan of Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Villa Street, 150 feet northerly from the northerly margin of Belcourt; thence with the easterly margin of Villa Street northerly 50 feet to the southwest corner of the property conveyed to Annie Craig, by deed of record in Book 611, page 37, Register's Office for Davidson County, Tennessee; thence with Craig's southerly line, easterly 159.37 feet; thence southerly parallel with Villa Street, 50 feet; thence westerly 159.37 feet to the point of the beginning.

Being the same property conveyed to James Roy Thompson and wife, Willie Mai Thompson by Warranty Deed dated October 23, 1964, from James S. Thomas and wife Ruth W. Thomas, as of record in Book 3826, page 415, Register's Office for Davidson County, Tennessee. James Roy Thompson died on or about December 11, 1979, leaving Willie Mai Thompson as the surviving tenant by the entirety. Willie Mai Thompson died testate on October 15, 2004, a resident of Davidson County, Tennessee, and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on November 10, 2004 at 04P1695. Hattie Bell Mabon and James Scandrick, Jr. qualified as co-Executors of the Estate of Willie Mai Thompson on November 10, 2004, and they do hereby execute this deed pursuant to the authority granted to them pursuant to the aforesaid will.