WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 04/13/05 15:37 2 pgs
Fees:13.00 Taxes:510.23
20050413-0041366

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$137,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2005.

Notary Public

My commission expires: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melvin Ray	**NEW OWNER**	**Map 150-08, Parcel 115**
3509 Dove Creek Road		
Antioch, TN 37013		

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,

Janice C. Austin Thompson and Roy Thompson, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melvin Ray, 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 Lot 413 on the Final Planned Unit Development Plan of Phase I, Somerset, formerly Towne Village of the Country, Section Six, of record in Book 6900, Page 690 and 691, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Janice C. Austin, by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D. C., of record in Book 9197, Page 310, Register's Office for Davidson County, Tennessee. The said Janice C. Austin having since married is now known as Janice C. Austin Thompson.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7619, Page 647, and as amended in Book 7657, Page 583, Book 7675, Page 923 Book 7776, Page 826 and in Book 8708, Page 630, said Register's Office; Restrictive Covenants contained in instrument of record in Book 7402, Page 980, in Book 7404, Page 295, Register's Office for Davidson said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **3509 Dove Creek Road, Antioch, TN 37013**

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 convenant 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 my/our hand(s) this **15th** day of **March, 2005.**

Janice C. Austin Thompson
Janice C. Austin-Thompson

Roy Thompson
Roy Thompson

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 **Janice C. Austin Thompson and Roy Thompson,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **March, 2005.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND NOTARY PUBLIC WILLIAMSON COUNTY, TENN.