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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/16/05 11:46 2 pgs
Fees:13.00 Taxes:895.40
20050516-0054798

W & I Ref:(_____) Title No: 46298
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bruce B. Magnuson Kathleen B.Magnuson 3020 Brightwood Avenue Nashville, Tennessee 37212	Wachovia Mortgage Corp. 210 Wildwood Pkwy. Ste. 100 Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 117-08-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. Kurt Thompson and spouse, Alexandra Thompson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce B. Magnuson and spouse, Kathleen B. Magnuson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Changed Plan of the Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in the Belmont Terrace Annex No. 1, as shown on the plat of record in Plat Book 547, page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to G. Kurt Thompson , Jr., unmarried by deed from Sandra J. Buchanan, unmarried of record in Book 10887, page 58, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20030703-0092128, said Register's Office, a tenancy by the entirety was created in G. Kurt Thompson and wife, Alexandra Thompson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 547 Page 99, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3932, page 246, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3020 Brightwood Avenue, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of May, 2005.

G. Kurt Thompson

Alexandra Thompson

State of TENNESSEE
County of DAVIDSON

On this 9th day of May, 2005 , before me the undersigned authority, personally appeared G. Kurt Thompson Alexandra Thompson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $242,000.00

Affiant

Sworn and subscribed before me this the 9th day of May, 2005

Notary Public

My Commission Expires: 5/24/2008

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN