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Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
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Fees:18.00 Taxes:491.73
20050523-0057594

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of May, 2005, by and between REGINALD D. THOMPSON and GAYTHA C. THOMPSON, HUSBAND AND WIFE, hereinafter called Grantors, and MORIAH FISHER and ROMEAR CAMPBELL, BOTH UNMARRIED, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, REGINALD D. THOMPSON and GAYTHA C. THOMPSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto MORIAH FISHER and ROMEAR CAMPBELL, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 540 MAY DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

REGINALD D. THOMPSON
Signature of Seller

GAYTHA C. THOMPSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, REGINALD D. THOMPSON and GAYTHA C. THOMPSON, HUSBAND AND WIFE, the within named 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, at Madison, Tennessee, this **9th** day of **May, 2005.**

Notary Public

DENISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MORIAH FISHER and ROMEAR CAMPBELL
540 may Drive
Madison, TN 37115

Property Address:

540 MAY DRIVE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

New Owner

Map & Parcel #: MAP 43-2, PARCEL 125

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$132900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **May, 2005.**

Darris Billingsley
Notary Public

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 22, 2008

RETURN TO:

BUYERS TITLE AND ESCROW
5210 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027

EXHIBIT 'A'

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 12 and a portion of Reserved Parcel "B" on the Plan of Farview, Section II, as of record in Book 3600, Page 6, Register's Office for said County, described as follows:

LOT NO. 12: BEGINNING at a pin in the northeasterly margin of May Drive at a common corner with Lot No. 11; thence, with said margin of said Drive, northwesterly 51.1 feet to a monument at the beginning of a curve; thence, around said curve having a radius of 25.0 feet, 39.3 feet to a monument in the southeasterly margin of an unnamed street; thence, with said margin of said unnamed street, 115.0 feet to a monument; thence, southeasterly 78.8 feet to a pin at a common corner with Lot No. 11; thence, with the line of Lot No. 11, 140.2 feet to the point of BEGINNING.

PORTION OF RESERVED PARCEL 'B': Beginning at a concrete monument in the southeast corner of an unnamed street (sometimes called "Mayview Drive") and on the easterly boundary of said subdivision; thence South 69 deg. 29' West 71.8 feet to a monument; thence South 31 deg. 21' East 78.8 feet to a point; thence continuing the common line between Lots 11 and 12 in a northeasterly direction to the easterly boundary of said subdivision; thence in a northerly direction along said boundary to the point of beginning.

Being the same property conveyed to Reginald D, Thompson and wife, Gaytha C. Thompson, by Warranty Deed from Lona B. Vaden, a widow, by Delores V. Teeple, Conservator, of record in Book 8601, page 510, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 43-2, PARCEL 125).

2. All matters as set forth on the Plan of record in Plat Book 3600, page 6, said Register's Office, which plan includes a 30-foot minimum building setback line from MAY DRIVE; a 15-foot minimum building setback line from unnamed street; a 50-foot wide T.V.A right of way running north and south in rear portion of said property; a 20-foot easement for sewer line running north and south across rear portion of property; and a 01-foot public utility and drainage easement in the rear portion of said lot.

3. Restrictive Covenants of record in Book 3570, Page 147, Register's Office for DAVIDSON County, Tennessee.