(1)

File No. 250500533

WARRANTY DEED

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/30/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 11:11 2 pgs
Fees:13.00 Taxes:751.10

20050602-0062448

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave South, Ste.200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack C. Thompson	Jack C. Thompson Capital Bank & Trust Company	172-3-B-65.00
(NAME) 653 Magnolia Lane	(NAME) 1820 West End Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Debra B. Thompson, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack C. Thompson, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 65, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frederick D. Thompson and wife, Debra B. Thompson by Deed from Richter Dial Builders, Inc. dated September 1, 1995 of record in Book 9835, page 821 and further conveyed to Debra B. Thompson by Quitclaim Deed from Frederick D. Thompson of record in Instrument No. 20000830-0085802, Register's Office for said County.

The vesting deeds erroneously referred to the Plat Page as 8761, rather than 635.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Restrictive Covenants of record in Deed Book 7576, Page 37, Book 8643, page 675, Book 8454, page 246, Book 8464, page 463, Book 8628, page 390, Book 8634, page 224, Register's Office of said County. .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 653 Magnolia Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 31st day of May, 2005.

Debra B. Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

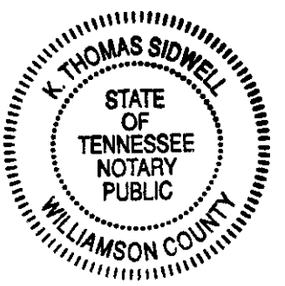
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Debra B. Thompson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 31st day of May, 2005.

Commission expires:
11/2/05

Notary Public

File Number: 250500533
RETURN TO:
Sidwell Title
121 First Ave South, Ste. 200
Franklin, TN 37064



My Commission Expires 11/02/05