Davidson County DEEDWARR
Recvd: 07/20/05 13:24 2 pgs
Fees:13.00 Taxes:395.90

20050720-0084404

File Box 30

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $107,000.00.

Subscribed and sworn before me this the 18th day of July, 2005.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
(Affix Seal) July 29, 2006

Affiant Lucille Walcott

Notary Public JPM

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500404
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Lucille Walcott
2940 Baby Ruth Lane
Antioch, TN 37013

Send tax bills to:
FMF Capital LLC
25 Century Blvd., Suite 605
Nashville, TN 37013

Map 163-11-E Parcel 37CO

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Chris Thurmond and wife, Amelia Thurmond

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Lucille Walcott, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being all of Lot 10, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, Tenneessee, to which reference is made for a more complete description.

Being all the same property conveyed to Chris Thurmond and wife, Amelia Thurmond by Warranty Deed of record in Instrument Number 20041213-0147819, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2940 Baby Ruth Lane, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subscribed and sworn before me this the 18th day of July, 2005.

Chris Thurmond

Amelia Thurmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Chris Thurmond and wife, Amelia Thurmond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07/18/05.

My commission expires:

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public