Return:
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Davidson County DEEDWARR
Recvd: 08/29/05 09:59 2 pgs
Fees:13.00 Taxes:111.00
20050829-0102950

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Leonard E. Van Eaton, Attorney at Law
1193 Madison Avenue
Memphis, Tennessee 38103

THIS INDENTURE, made and entered into this **11th** day of **July, 2005**, by and between **Russell James Hall, unmarried,** hereinafter referred to as Grantor(s), and **Bradley Thye,** unmarried, hereinafter referred to as Grantee(s).

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor(s) has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said Grantee(s) the following described real estate, situated and being in the city of Madison, County of Davidson, State of Tennessee:

Unit A-14 (204), Madison Park Condos, as of record in Plat Book 5200, page 179-182, Registers Office for Davison County Tennessee.

Being the same property conveyed to Russell James Hall by Warranty Deed from G & G, Inc., a TN Corp., dated 10/15/1996, of record in Book 10234, page 237, Register Office for Davidson County, Tnnessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee(s), his/her/their heirs, successors and/or assigns in fee simple forever.

The said Grantor(s) does hereby covenant with the Grantee(s) that the Grantor(s) is lawfully seized in fee of the aforedescribed real estate; that he/she/they have a good right to sell and convey the same; that the same is unencumbered except for 2005 City of Madison and County of Davidson taxes, Restrictions, Easments, and all matters of record on Subdivision plat recorded Restrictions in Master Deed/By Laws Book 5462, page 614; Deed of Correction in Book 5608, page 551; Amendment by in Book 10895, page 319; Plat Book 5200, pages 179-182 for said county, and that the title and quiet possession thereto Grantor(s) will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor(s) (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Russell James Hall

Russell James Hall

STATE OF TENNESSEE)

COUNTY OF SHELBY)

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Russell James Hall,** the within named bargainer(s), with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **11th** day of **July, 2005.**

NOTARY PUBLIC

My Commission Expires: _____

TAMMIE BOOP STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 3-18-09

STATE OF TENNESSEE)

COUNTY OF SHELBY)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN TO and subscribed before me this **11th** day of **July, 2005.**

NOTARY PUBLIC

My Commission Expires: _____

TAMMIE BOOP STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 3-18-09

This Instrument Prepared by
And return to:
L. E. Van Eaton
1193 Madison Avenue
Memphis, TN 38104

SEND TAX BILLS TO OWNER:

Bradley Thye
555 N. Dupont Ave
Madison, TN 37115

PROPERTY ADDRESS:

555 N. Dupont Ave
Madison, TN 37115

Parcel ID # 043-10-0-A-006.00