**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

**SEND TAX BILLS TO:**
Cumberland Bank
810 Crescent Center Drive #320
Franklin, TN 37067

**MAP PARCEL NUMBERS 92-05-0-110.01**

Davidson County DEEDWARR
Recvd: 11/01/05 10:50 2 pgs
Fees:13.00 Taxes:444.00

20051101-0131798

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 31st day of October , **2005**, by and between **Clyde Thompson**, unmarried, party of the first part, and **Maylon Thompson**, unmarried, party of the second part,

**WITNESSETH**: That for and in consideration of **$120,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being the north 50 feet of the south 200 feet of the east 1/2 Block No. 47 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County.**

**Said part of Block No. 47 fronts 50 feet on the westerly side of 34th Avenue North, and extends back between parallel lines, 150 feet ot an alley.**

**Being further conveyed to Clyde E. Thompson, unmarried by Warranty Deed from Monica D. Edwards, as Administrator Pendente Life for the Estate of Mary R. Hardy in Book 200207240089003, Dated 7/15/02 and recorded 7/24/02 Davidson County Register's Office.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all matters plat of record, in Book 421, Page 11, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above legal description is identical to the one in the previous deed of record.**

**Property also known as: 933 34th Avenue N, Nashville, Tennessee 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Clyde Thompson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clyde Thompson*** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

*unmarried

WITNESS my hand and Notarial Seal at office this 31st day of October, 2005.

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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, **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of October, 2005.

My Commission Expires 9-22-07

Notary Public

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
**933 34th Ave. North**
**Nashville, TN 37208**

**Name and Address of New Owner**

933 34th Ave North
Nashville TN
37208