Davidson County DEEDWARR
Recvd: 11/21/05 15:31 3 pgs
Fees:18.00 Taxes:551.30

20051121-0140575

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 17th day of November, 2005, by and between WALTER H. CARTER, TRUSTEE OF THE 5301 FLAGSTONE DRIVE TRUST, U/T/A DATED JULY 8, 2005, hereinafter called Grantor, and INMON THOMPSON and GWEN THOMPSON, HUSBAND AND WIFE, 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, WALTER H. CARTER, TRUSTEE OF THE 5301 FLAGSTONE DRIVE TRUST, U/T/A DATED JULY 8, 2005, as Grantor, does hereby bargain, sell, transfer and convey unto INMON THOMPSON and GWEN THOMPSON, HUSBAND AND WIFE, 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 Grantor 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 5301 FLAGSTONE DRIVE (4316 MAXWELL RD), ANTIOCH, TN 37013.

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

Grantor further covenants and binds, himself and his 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 hand and seal of the Grantors on the day and year first above written.

Trustee

WALTER H. CARTER, TRUSTEE OF THE
5301 FLAGSTONE DRIVE TRUST
Signature of Seller

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, TRUSTEE OF THE 5301 FLAGSTONE DRIVE TRUST, U/T/A DATED JULY 8, 2005, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 17 **day of November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

INMON THOMPSON and GWEN THOMPSON, HUSBAND AND WIFE
5301 FLAGSTONE DRIVE
ANTIOCH, TN 37013

Property Address:

5301 FLAGSTONE DRIVE (4316 MAXWELL RD), ANTIOCH, TN 37013

Person Responsible for Taxes:
New Owner
4316 Maxwell Road
Antioch, TN 37013

Map & Parcel #: MAP 176-2, PARCEL 79

AFFIDAVIT OF VALUE

STATE OF IN **:**
COUNTY OF DAVIDSON **:**

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 **149000** 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 17 day of **November, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7724

EXHIBIT 'A'

Being Lot No. 222 of Peppertree Forest Subdivision, Section 19, as of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to WALTER H. CARTER, TRUSTEE OF THE 5301 FLAGSTONE DRIVE TRUST, U/T/A DATED JULY 8, 2005, by Warranty Deed from Gregory G. Smith and Janet S. Smith, husband and wife, of record in Instrument Number 20050811-0095159, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 176-2, PARCEL 79).
2. All matters as set forth on the Plan of Section 19, Peppertree Forest, of record in Plat Book 7900, page 783, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 8757, Page 607, Register's Office for DAVIDSON County, Tennessee.

5. By-Laws of Peppertree Forest Homeowner's Association of record in Book 8757, Page 623, said Register's Office.

6. Articles of Incorporation for Peppertree Forest Homeowner's Association, Inc. of record in Book 8757, Page 639, said Register's Office.