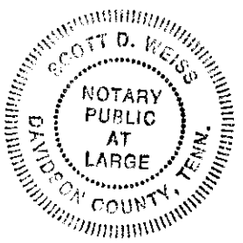
WARRANTY DEED



FILE BOX 19B
05-11-005

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Valerie E. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of November, 2005.

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
VALERIE E. BUCHANAN, UNMARRIED	**RMC VANGUARD MORTGAGE CORPORATION**	86-14
(NAME) 3709 Seville Court	(NAME) 1111 North Loop West Ste 250	22.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Houston, TX 77008	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

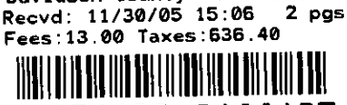
FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ESTATE OF SAMUEL THOMPSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VALERIE E. BUCHANAN, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 3 on the Plan of Fleetwood-East, of record in Book 7900, Page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SAMUEL W. THOMPSON, UNMARRIED, by Deed from THE HEIRS AT LAW OF DAVID P. SIMS, KAREN ELOISE SIMMS HOOVER AND DAVID PRICE SIMMS, JR., of record in Instrument No. 20031006-0146943, dated September 26, 2003, Register's Office for Davidson County, Tennessee. The said Samuel W. Thompson having since died intestate on September 11, 2005. Cheryl J. Hamilton, Personal Representative of the Estate of Samuel W. Thompson, deceased, having been granted the power to convey the said property by order to approve contract for sale of real property, entered by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, recorded simultaneously herewith. IN # 20051130-0144106

THIS conveyance is subject to Restrictive Covenants of record in Book 8838, Page 635, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 11/30/05 15:06 2 pgs
Fees:13.00 Taxes:636.40



20051130-0144107

BEING unimproved ☐
Improved ☒ property known as: 3709 Seville Court, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this ~~22nd~~ 28th day of November, 2005.

ESTATE OF SAMUEL THOMPSON

By: Cheryl J. Hamilton Personal Representative
Cheryl J. Hamilton, Personal Representative

STATE OF ~~Tennessee~~ Illinois)
COUNTY OF ~~Davidson~~ Adams)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ESTATE OF SAMUEL THOMPSON BY CHERYL J. HAMILTON, PERSONAL REPRESENTATIVE** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this ~~22nd~~ 28th day of November, 2005.

My Commission Expires: ~~03/31/07~~ 11-16-09

Janith A. Vonholt
Notary Public

