THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 12/19/05 14:34 2 pgs
Fees:13.00 Taxes:444.00
20051219-0152082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 08302020000

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

JORDEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 15th day of December, 2005.

My Commission Expires: 2/19/08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Heidi L. Thompson
(Name)
1530 Douglas Avenue
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

Capital Bank & Trust Company
(Name)
1820 West End Avenue
(Street Address)
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Diane Garrison, an unmarried woman,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Heidi L. Thompson, an unmarried woman ,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 93 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 of Brownsville Addition, a plan of which is recorded in Plat Book 332, page 91, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Douglas Avenue and running back between parallel lines 162 feet on the west line and 161.5 feet on the east line to a 15 foot alley in the rear which said lot measures 50 feet.

Being the same property conveyed to Diane Garrison by Deed recorded on 11/29/04 and of record in Instrument # 20041209-0146927, and re-recorded in Instrument # 20050308-0025575, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1530 Douglas Avenue, Nashville, Tennessee, 37216

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current

year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

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 "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 15th day of December, 2005.

Diane Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Diane Garrison, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of December, 2005.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Y:\jking\Residential Closing Forms\Warranty Deed.doc