Davidson County DEEDWARR
Recvd: 02/10/06 10:35 3 pgs
Fees:18.00 Taxes:10730.00

20060210-0016510

WARRANTY DEED

B-SYZEX-05-132

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUBY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita H. Thompson, Trustee	Tennessee Bank & Trust	
132 Ensworth Avenue	(NAME) 330 Mayfield Dr., Ste. C-6	103-16.24
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RITA H. THOMPSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RITA H. THOMPSON, TRUSTEE OF THE MAG 7 REVOCABLE LIVING TRUST WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THREE TRACTS OF LAND IN THE SEVENTH (7TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED AS FOLLOWS:

TRACT NO. 1: BEING THAT CERTAIN 936/1000 ACRE TRACT ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN PLAT BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PART OF THE TRACT OF 56.8 ACRES OF LAND CONVEYED TO LILLIAN B. CROCKETT BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, BEING THE SOUTHWEST CORNER OF THE PROPERTY PURCHASED BY LOUISE MCCLURE TINSLEY FROM ROBERT VAUGHN, CLERK AND MASTER, BY DEED OF RECORD IN BOOK 342, PAGE 598, SAID REGISTER'S OFFICE (LATER THE PROPERTY OF THE UNIVERSITY OF NASHVILLE, MBA), IT BEING ALSO THE NORTHWEST CORNER OF THE TRACT PURCHASED BY LILLIAN B. CROCKETT FROM THE CATHOLIC SOCIETY OF RELIGIOUS AND LITERARY EDUCATION, BY DEED OF RECORD IN BOOK 577, PAGE 51, SAID REGISTER'S OFFICE, SAID POINT BEING 842 FEET SOUTH 1-1/2 DEGREES WEST FROM THE INTERSECTION OF THE CENTER OF ENSWORTH AVENUE WITH THE CENTER OF HARDING ROAD; THENCE WITH THE SOUTHERLY MARGIN OF SAID UNIVERSITY OF NASHVILLE PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET SOUTH 1-1/2 DEGREES WEST 100 FEET; THENCE NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE; THENCE WITH THE CENTER OF ENSWORTH NORTH 1-1 /2 DEGREES EAST 100 FEET TO THE BEGINNING.

TRACT NO. 2: BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND PURCHASED BY THE UNIVERSITY OF NASHVILLE FROM LOUISE MCCLURE TINSLEY AND HUSBAND, BY DEED OF RECORD IN BOOK 448, PAGE 540, SAID REGISTER'S OFFICE, AND SAID POINT BEING ALSO THE NORTHWEST CORNER OF THE TRACT OF LAND KNOWN AS THE JESUIT PROPERTY; RUNNING THENCE WITH A NORTHEAST BOUNDARY OF SAID JESUIT PROPERTY SOUTH 87 DEGREES EAST 433 FEET TO A POINT IN THE WESTERLY MARGIN OF A 40-FOOT STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET NORTH 1-1/4 DEGREES EAST 55 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND SOLD BY THE UNIVERSITY OF NASHVILLE TO E. E. MURREY; THENCE WITH THE SOUTH BOUNDARY OF SAID LAND SOLD TO E. E. MURREY NORTH 87 DEGREES WEST 433 FEET TO A POINT IN THE CENTER OF ENSWORTH AVENUE; THENCE ALONG THE CENTER OF ENSWORTH AVENUE SOUTH 1-1/2 DEGREES WEST 55 FEET TO THE POINT OF BEGINNING.

TRACT NO. 3: BEING PART OF TRACT OF 1.405 ACRES ON THE PLAT OF THE WEST PART OF THE LAND FORMERLY OWNED BY THE SOCIETY OF JESUS, OF RECORD IN BOOK 547, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF ENSWORTH AVENUE AT THE SOUTHWEST CORNER OF A LOT CONVEYED BY FIRST SAVINGS BANK & TRUST COMPANY, TRUSTEE, TO F.M. BASS BY DEED RECORDED IN BOOK 613, PAGE 497, SAID REGISTER'S OFFICE; THENCE SOUTHERLY WITH THE CENTER OF SAID ENSWORTH AVENUE 20 FEET; THENCE EAST AND PARALLEL WITH SAID BASS' SOUTH LINE 433 FEET TO THE WEST MARGIN OF A 40-FOOT STREET; THENCE WITH THE WEST MARGIN OF SAID STREET NORTH 20 FEET TO SAID BASS' SOUTHEAST CORNER; THENCE WITH SAID BASS' SOUTH LINE WESTERLY 433 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PATRICK M. THOMPSON TO RITA H. THOMPSON AS RECORDED ON THE 20TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010820-0089571 ; QUITCLAIM DEED FROM RITA M. THOMPSON TO PATRICK M. THOMPSON AS RECORDED ON THE 10TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008100079310 AND SPECIAL WARRANTY DEED FROM FIRST UNION NATIONAL BANK OF TENNESSEE TO PATRICK M. THOMPSON AND WIFE, RITA H. THOMPSON AS RECORDED ON THE 20TH DAY OF OCTOBER, 1993 IN BOOK 9121, PAGE 29, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PATRICK M. THOMPSON TO RITA H. THOMPSON AS RECORDED ON THE 20TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010820-0089571 ; QUITCLAIM DEED FROM RITA M. THOMPSON TO PATRICK M. THOMPSON AS RECORDED ON THE 10TH DAY OF AUGUST, 2000 IN INSTRUMENT NO. 200008100079310 AND SPECIAL WARRANTY DEED FROM FIRST UNION NATIONAL BANK OF TENNESSEE TO PATRICK M. THOMPSON AND WIFE, RITA H. THOMPSON AS RECORDED ON THE 20TH DAY OF OCTOBER, 1993 IN BOOK 9121, PAGE 29, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 132 Ensworth Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 3rd day of February, 2006.

Rita H. Thompson

STATE OF Tennessee

COUNTY OF Davidson

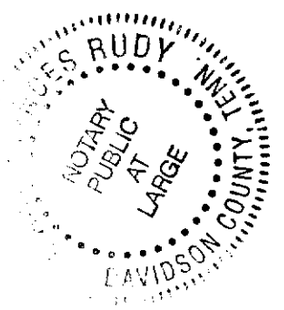
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita H. Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of February, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903