THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 02/21/06 10:22 2 pg:
Fees:13.00 Taxes:386.65
20060221-0019871

Address New Owners:
Tommie Thompson
2602 Jones Avenue
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
071-04-0-063.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2006

Notary Public
My Commission Expires: 11/22/08

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Stan J. Duran and wife, Michelle R. Duran** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Tommie Thompson an unmarried person and Benita Thompson an unmarried person** as **Tenants in common with rights of survivorship**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 322, on the Plan of Joywood Heights, Section Two, of record in Plat Book 1130, Page 92 and 93, Regsiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Stan J. Duran and wife, Michelle R. Duran, by Warranty Deed from Sandra J. Fraley, n/k/a Sandra Fraley Elkins and husband, Aaron R. Elkins, of record in instrument # 20000424-0040226, Register's Office for Davidson County, Tennessee, dated April 20, 2000.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. (Map #071-04-0-063.00) Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in Instrument(s) of record in Book 1373, Page 98, and Book 1424, Page 20, said Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2602 Jones Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 15th day of February, 2006

Stan J. Duran

Michelle R. Duran

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Stan J. Duran and wife, Michelle R. Duran and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 15th day of February, 2006.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.