THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14549RY

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Davidson County DEEDWARR
Recvd: 03/13/06 13:41 2 pgs
Fees:13.00 Taxes:647.50
20060313-0028683

Property Address:
4334 Old Hickory Blvd +, adjoining lot, Old Hickory,
TN 37138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **L.J. Conner, unmarried,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jerry H. Thompson, and wife, Eunice F. Thompson, and Robert W. Thompson,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lots Nos. 1 and 2 of Block 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 100 feet on the easterly side of Hadley Road and runs back between parallel lines with the northerly margin of Second Street 170 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to L.J. Conner and wife, Jessie Conner, by virtue of a warranty deed from Marjorie King Young, James W. King and Ralph A. King, Heirs-at-law of Ja, dated October 6, 1978, and recorded October 18, 1978, in the Register's Office for Davidson County, Tennessee, in Book 5352, at Page 171. Jessie Conner having since died.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [x] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor hand this 10th day of March, 2006.

_____ {Seal}
L.J. Conner

State of TENNESSEE
County of DAVIDSON

On this the 10th day of March, 2006, before me, the undersigned officer, personally appeared L.J. Conner, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

_____
Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 10th of March, 2006.

_____
Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Jerry H. Thompson and wife, Eunice F. Thompson
112 Park Circle
Old Hickory, TN 37138
Phone: 6152823570

Person Or Entity Responsible For Payment Of Taxes:
Jerry H. Thompson and Eunice F. Thompson
112 Park Circle
Old Hickory, TN 37138

Tax Parcel ID#: 064-13-0-022.00

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON