Box 8

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on March 27, 2006.

NOTARY PUBLIC

DEBRA MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 03/28/06 13:21 2 pgs
Fees:13.00 Taxes:1572.50

20060328-0035233

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21543SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Overton Thompson III Robin J. Thompson 2803 Tyne Boulevard Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	130-15-23

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James W. Turner, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Overton Thompson III and wife, Robin J. Thompson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The above referenced property is not the principal residence of the within named Grantor.

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Harpeth Valley Estates, Section 1, of record in Book 1835, page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Garland F. Turner and wife, Louise S. Turner, by Deed from George Henry Tyne and William J. Tyne of record in Book 2199, page 427, in the Register's Office for Davidson County, Tennessee. The said Garland F. Turner has since died, predeceased his wife, Louise S. Turner. The said Louise S. Turner has since died and by her Last Will and Testament of record in Will Book 213, page 480, in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, said land was devised by James W. Turner.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 1835, page 86, in the Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage of record in Book 6315, page 993, in said Register's Office.
4. Agreement regarding water rights as set forth in the instrument of record in Book 880, page 119, in said Register's Office.

This property is also known as improved property located at 2803 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on March 27, 2006.

Mitzi B. Turner

James W. Turner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 27, 2006, before me personally appeared James W. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 27, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

GREGORY A. OLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of Tennessee, County of Davidson

On March 27, 2006, before me personally appeared Mitzi B. Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and official seal on March 27, 2006.

Notary Public

My commission expires: 1/23/2010