THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02959

Davidson County DEEDWARR
Recvd: 03/29/06 15:36 2 pgs
Fees:13.00 Taxes:379.62



20060329-0035819

Property Address:
404 Leisure Lane, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

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, **Joe K. Sweeney, and Nannette L. Sweeney**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Edit Thompson and Jason Thompson,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 13, on the Plan of the Second Revision of Section 2, Phase 1, Leisure Heights, as shown by plat of record in Plat Book 6900, Page 440, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Mattie S. DiBona Hirst and husband, Carl F. Hirst, dated May 23, 1996, and recorded May 28, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10062, at Page 609.

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

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants 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 [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 24th day of March, 2006.

Joe K. Sweeney {Seal}

Nannette L. Sweeney {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 24th day of March, 2006, before me, the undersigned officer, personally appeared Joe K. Sweeney and Nannette L. Sweeney, 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.

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission expires: 6/28/08

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $102,600.00 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 24th of March, 2006.

Notary Public

My Commission expires: 6/28/08

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name of Owner and Property Address:
Jason Thompson
404 Leisure Lane
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Franklin American Mortgage
501 Corporate Centre Dr. #400
Franklin, TN 37067

Tax Parcel ID#: 162-16-0C-013.00CO