Davidson County DEEDWARR
Recvd: 04/27/06 15:34 2 pgs
Fees:13.00 Taxes:1128.50

20060427-0048543

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 17th day of April, 2006.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
James Alan Thompson and Shannon O. Thompson 6428 Holly Trace Court Nashville, TN 37221	New Owner	155-16-O-A-384-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wyatt A. Rampy and wife, Wendy L. Rampy**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Alan Thompson and wife, Shannon O. Thompson**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 384, on the Plan of Traceside, Section 11, of record in Book 11700, Pages 59 through 61 and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Wyatt A. Rampy, a married man by Warranty Deed from Centex Homes, a Nevada General Partnership, dated June 28, 2002, recorded July 11, 2002, Register's Office for Davidson County, Tennessee, of record in Instrument Number 20020711-0083387, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20000922-0094253, Register's Office for Davidson County, Tennessee.

Subject to PUD Boundary that appears on the plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee.

Right of Way easement set forth in the instrument recorded in Book 3533, Page 299, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities District set forth in the instrument recorded in Book 9306, Page 279, Register's Office for Davidson County, Tennessee.

Articles of Incorporation for the Homeowners Association of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Record Book 9236, Page 504, Record Book 9435, Page 493 and Record Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $2,863.35 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 6428 Holly Trace Court, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of April, 2006.

Wyatt A. Rampy

Wendy L. Rampy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Wyatt A. Rampy and Wendy L. Rampy**, the bargainor(s), 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 17th day of April, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075