Davidson County DEEDWARR
Recvd: 06/06/06 13:10 2 pgs
Fees:13.00 Taxes:11.10
20060606-0066829

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 017-00-0
PARCEL: 164.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Patsy J. Reese
P.O. Box 32
Goodlettsville, TN 37070

WARRANTY DEED

THIS INDENTURE, made this 12th day of May, 2006 between

Larry Porter Thompson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Patsy J. Reese, a married woman

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Beginning at an iron rod in the South right of way of Brick Church Pike approximately 3,870 feet Northeast of Dry Creek Road, being the Northeast corner of the Pat Reese property as described in deed book 5004 page 765 RODC, thence leaving said right of way, with the South line of the Larry Porter property as described in deed book 8407 page 828 South 36 degrees 13 minutes 38 seconds East 73.62 feet to the true point of beginning.

Thence with the Pat Reese's North line, South 58 degrees 47 minutes 47 seconds West 89.32 feet to an iron rod, thence South 25 degrees 01 minutes 30 seconds East 324.89 feet to an iron rod, thence with Larry Porter's East line, North 39 degrees 34 minutes 57 seconds East 124.54 feet to an iron rod, thence with a new dividing line, North 29 degrees 50 minutes 48 seconds West 282.10 feet to the point of beginning.

This being a portion of the same property conveyed to Margaret Thompson and Larry Porter Thompson by Quitclaim Deed dated 7/25/1991 from Margaret Thompson of record in Book 8407, Page 828, Register's Office for Davidson County, Tennessee. The said Margaret Thompson now being deceased, having died on 12/30/2000.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Larry P. Thompson

Larry Porter Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Porter Thompson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of May, 2006.

SHILOH E. SLATE NOTARY PUBLIC AT LARGE SUMNER CO. TENNESSEE

Shiloh Slate

Notary

My Commission Expires: Aug 12 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $3,000.00.

Patsy Reese

Affiant

Sworn to and subscribed before me, this 12TH day of May, 2006.

SHILOH E. SLATE NOTARY PUBLIC AT LARGE SUMNER CO. TENNESSEE

Shiloh Slate

Notary Public

My Commission Expires: Aug 12 2007