Davidson County DEEDWARR
Recvd: 06/12/06 08:23 2 pgs
Fees:13.00 Taxes:599.77
20060612-0069154

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Gerald Scott Thompson
117 Gayle Drive
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 53-16, PARCEL 105, 106 &
PART OF PARCEL 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William C. Ferrell and wife, Phyllis J. Ferrell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gerald Scott Thompson and wife, Cynthia D. Thompson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 & 7 and part of Lot No. 3 on the plan of Lakewood Heights, 1st Addition, as of record in Plat Book 3842, Page 37, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 3 is the northerly one-half of said Lot and fronts 46.7 feet on the westerly side of Karen Wayne Drive and runs back between lines 161.4 feet on the northerly line and 161.2 feet on the southerly line to a dead line on which it measures 53.7 feet.

Being the same property conveyed to William C. Ferrell and wife, Phyllis J. Ferrell by Deed from C. L. Ferrell and wife, Pauline Ferrell of record in Book 5703, Page 570, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants and conditions as shown on the plan of record in Plat Book 3842, Page 37, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **103,105 & 107 Karen Wayne Drive Old Hickory, TN 37138.**

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 this 8th day of June, 2006.

William C. Ferrell

Phyllis J. Ferrell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William C. Ferrell and wife, Phyllis J. Ferrell, 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 8th day of June, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $162,100.00.

AFFIANT

Subscribed and sworn to before me this 8th day of June, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07