WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 08:50 2 pgs
Fees:13.00 Taxes:270.10

20060802-0093717

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Helen C. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen C. Sims	FIRST HORIZON HOME LOANS D/B/A FIRST TENNESSEE HOME LOANS	MAP 33 PAR 187
(NAME)	(NAME)	
503 Agee Road	1555 W. WALNUT HILL LANE STE 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	IRVING, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GERTRUDE E. THOMPSON, A SINGLE WOMAN, BY AND THROUGH PATRICIA THOMPSON POWERS, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN C. SIMS, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot. No.1 on the Resubdivision of Reserve Parcel of the plan of W.C. Moncrief, Jr. Property, as shown on Plat of record in Book 5210, page 364 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gertrude E. Thompson by deed March 21, 1997 of record in Book 10391, page 154, Register's Office for Davidson County, Tennessee.

PATRICIA THOMPSON POWERS executes this instrument as Attorney in Fact for GERTRUDE ETHEL THOMPSON A/K/A GERTRUDE E. THOMPSON pursuant to Durable Power of Attorney of record in Instrument No. 20060802-0093716, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 503 Agee Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand(s) this 7/31/2006.

Gertrude E. Thompson
Gertrude E. Thompson

Patricia Thompson Powers
BY: Patricia Thompson Powers, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Patricia Thompson Powers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for Gertrude E. Thompson and is authorized by Gertrude E. Thompson to execute this instrument on her behalf.

WITNESS my hand and official seal this 31st day of July, 2006.

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY

My Commission Expires

NOTARY PUBLIC

My commission expires: 2-10-08