Davidson County DEEDWARR
Recvd: 10/31/06 10:43 2 pgs
Fees:13.00 Taxes:580.90
20061031-0134882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of October, 2006.

Notary Public

My Commission Expires:

THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 11, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Twyla G. Salinas and wife Galileo M. Salinas
7448 Highway 70 South
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142-2-11

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John P. Thompson individually and as Trustee of the Martha M. Thompson Testamentary Trust hereinafter referred to as Grantors, hereby transfers and conveys to Twyla G. Salinas and Galileo M. Salinas, wife and husband, hereinafter referred to as Grantees, their 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. 11, Cross Timbers Subdivision, Section 1, as of record in Book 3700, Page 37, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 100 feet along the northerly margin of the Memphis-Bristol Highway right-of-way and runs back 200 feet between parallel lines to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to Ernest M. Thompson and wife, Martha M. Thompson by Deed of record in Book 4630, page 741 Register's office for Williamson County, Tennessee, dated August 18, 1972. The said Earnest M. Thompson having since died vesting the property solely in Martha M. Thompson who has also since died vesting the property in David A. Thompson and John P. Thompson pursuant to her Last Will and Testament of record as Probate Court No. 05P-567 in the Probate Court for Davidson County, Tennessee. David A. Thompson having since died with his share of the property going to John P. Thompson as trustee of the Martha M. Thompson Testamentary Trust f/b/o the children of David A. Thompson pursuant to the above referenced will.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 37, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable.

This is improved property known as 7448 Highway 70 South, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 26th day of October, 2006.

Martha M. Thompson Testamentary Trust

John P. Thompson, Trustee

John P. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared John P. Thompson, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2006.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV 11, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared John P. Thompson, with whom I am personally acquainted and who proved himself to be the Trustee of the Martha M. Thompson Testamentary Trust and who, being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2006.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV 11, 2008

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