THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03459

Davidson County DEEDWARR
Recvd: 12/07/06 11:20 2 pgs
Fees:13.00 Taxes:558.70

20061207-0151486

Property Address:
2205 Riverway Drive, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tammy A. Brown, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Charles E. Thompson and wife, Amy Thompson,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 200, on the Plan of Phase Two, Waterford, as shown by plat of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Harvey Stewart White, III and wife, Amy Price White, dated September 17, 2001, and recorded September 20, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200109200102184.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 5th day of December, 2006.

Tammy A. Brown {Seal}
Tammy A. Brown

State of TENNESSEE
County of DAVIDSON

On this the 5th day of December, 2006, before me, the undersigned officer, personally appeared Tammy A. Brown, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and acknowledged that she, executed same as her free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $151,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 5th of December, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-19-08

Name of Owner, and Property Address:
Charles Thompson and Amy Thompson
2205 Riverway Drive
Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Charles Thompson and Amy Thompson
2205 Riverway Drive
Old Hickory, TN 37138

Tax Parcel ID#: 053-06-0-A-200.00-CO