Davidson County DEEDWARR
Recvd: 12/08/06 08:44 3 pgs
Fees:18.00 Taxes:310.80
20061208-0151737

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of December, 2006, by and between DAVID S. THOMPSON and ANN B. THOMPSON, HUSBAND AND WIFE, hereinafter called Grantors, and LACIE R. VERCHER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID S. THOMPSON and ANN B. THOMPSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto LACIE R. VERCHER, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 905 GIBSON DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor on this the day and year first above written.

SELLER:

DAVID S. THOMPSON
Signature of Seller

ANN B. THOMPSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID S. THOMPSON and ANN B. THOMPSON, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, **this** 1ST **day of December, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

LACIE R. VERCHER
905 Gibson Dr.
Madison, Tn 37115

Property Address:

905 GIBSON DRIVE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

FMF Capital, LLC
25 Century Blvd Ste 606
Nashville, Tn 37214

Map & Parcel #: MAP 51-4, PARCEL 51

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Lacie R. Vercher
Affiant

Sworn to and subscribed before me, a Notary Public, this 1 day of **December, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7938

EXHIBIT 'A'

Being Lot No. 72 on the Plan of Stratton Heights as of record in Book 1835, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to DAVID S. THOMPSON and ANN B. THOMPSON, HUSBAND AND WIFE&, by Quitclaim Deed from Ann M. Black Thompson, of record in Instrument Number 20020124-0010024, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 51-4, PARCEL 51).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 13, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5272, page 378, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8744, page 511, Register's Office for DAVIDSON County, Tennessee.