Davidson County DEEDWARR
Recvd: 12/19/06 11:05 2 pgs
Fees:13.00 Taxes:555.00
20061219-0156196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2006.

Notary Public

My Commission Expires: 1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

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:
James W. Avril, Jr., unmarried,

6318/1620 Thunderbird Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

90-6-327.00

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, Gary S. Jameson, married, and Sidney C. Jameson, married,* hereinafter referred to as Grantors, hereby transfers and conveys to James W. Avril, Jr., unmarried, , 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:

BEING Lot No. 1352 on the Plan of Charlotte Park, Section 24, revised, of record in Book 4300, Page 171, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 1352 fronts 87 feet on the westerly margin of Thunderbird Drive and extends back 188.6 feet on the northerly line and 190.5 feet on the southerly line to a dead-line in the rear measuring 102.02 feet thereon.

Being the same property conveyed to Gary S. Jameson and Sidney C. Jameson by Warranty Deed from C. Edward Sharp and wife, Tina R. Sharp of record in Deed Book 7734, page 651, Register's Office for Davidson County, Tennessee

*Said property is not the marital residence of either seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4300, Page 171

Restrictive Covenants of record in Deed Book 4498, Page 209, Register's Office of said County.

Easement of record in Deed Book 6967, Page 830, Register's Office for said County.

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 2006, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 6318/1620 Thunderbird Drive, Nashville, TN 37209.

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 31st day of October, 2006.

Gary S. Jameson

Sidney C. Jameson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Gary S. Jameson and Sidney C. Jameson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 31st day of October, 2006.

My Commission Expires: 11/8/08

Notary Public

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

My Commission Expires NOV. 8, 2008

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