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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203<br><br>Davidson County DEEDWARR<br>Recvd: 01/26/07 15:21 2 pgs<br>Fees:13.00 Taxes:573.50<br>20070126-0011175 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00<br>Nancy Enoch<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January, 2007.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-26-07<br>(AFFIX SEAL) |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald F. Thompson | OWNER | MAP 91-15 |
| 5306 Nevada Avenue | | PARCEL 66 |
| Nashville, TN 37219 | | |
| (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, WE, **Magnolia Leilani Mashburn, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald F. Thompson and wife, Alicia D. Thompson**

HEREINAFTER CALLED THE 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 part of Lot number 13 on the Realty Savings Bank & Trust Company's Revised Plan of west Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and a part of an abandoned railroad right-of-way, described according to a survey of E. R. Southgate, Surveyor, dated January 9, 1946 as follows:

Beginning on the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue North; thence with the northerly margin of Nevada Avenue eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Janice K. Mashburn by deed of record as instrument number 20010312-0023384, said Register's Office. The said Janice K. Mashburn has since died, unmarried and intestate. The Probate of her Estate is under Docket number 06P2013 in the Seventh Circuit Court of Davidson County, Tennessee; the sole heir-at-law of the Estate is her sole child, Magnolia Leilani Mashburn, the grantor herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **5306 Nevada Avenue, Nashville, TN 37219.**

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 _____ hand( ) this the 25th day of January, 2007.

Magnolia Leilani Mashburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Magnolia Leilani Mashburn** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2007.

My Commission expires 1-26-09

Notary Public

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of January, 2007.

My Commission expires _____

_____
Notary Public

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