 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $121,500.00 Affiant Subscribed and sworn to before me, this 23rd day of April, 2007. Notary Public Expiration of commission. 9/16/09

Davidson County DEEDWARR
Recvd: 04/24/07 15:09 2 pgs
Fees:13.00 Taxes:449.55



20070424-0048957

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chanda Y. Thompson	New Owner	**Map 70-13-0, Parcel 134**
3012 River Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

James Steven Ray, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chanda Y. 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 parts of Lots Nos. 12 and 13 on the Map of Hailey's Subdivision of Part of Block 5 of G.T. Shaegog Subdivision at Bordeaux, of record in Book 547, page 155, Register's Office for Davidson County, Tennessee and shown as the southeasterly part of Lot 12 and the northwesterly part of Lot 13 on the map of Hailey Subdivision, not of record, described according to a copy of a survey made by Geo. W. Watkins, Surveyor, on May 24, 1950, as follows:

Beginning at a point in the northeasterly margin of River Drive, 94 feet northwesterly from a Southwest corner of Lot 14 on said recorded plan, said distance being measured along a slight curve in the margin of said Drive, said point being also the Southwest corner of the property conveyed to James H. Meadows and wife, by deed of record in Book 1907, page 607, said Register's Office; thence along the margin of said Drive, northwesterly 94 feet to a point which is 48 feet Southeast of the original corner of Lot 11 on said recorded plan, said point being the Southeast corner of the property conveyed to T.B. Felts and wife, by deed of record in Book 1257, page 16, said Register's Office, thence along Felt's easterly line, northeasterly 234.6 feet to a point, Felt's Northeast corner, which is 48 feet East of the common original corner of Lots 11 and 12 of said recorded plan; thence southeasterly 73.5 feet to the Northwest corner of said land conveyed to James H. Meadows and wife, above referred to; thence with their West line, southwesterly 270 feet to the beginning.

Being the same property conveyed to James Steven Ray, an unmarried man, by Special Warranty Deed, from Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of May 1, 2005 Asset Backed Pass-Through Certificates Series 2005 WHQ3 a National Banking Association organized and existing under the laws of the United States of America, of record in Instrument No. 20060310-0028076, Dated February 28, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, page 155, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is known as 3012 River Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 23rd day of April, 2007.

James Steven Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James Steven Ray, an unmarried man , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07174-CD**
RECORD & RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212