PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCR
3310 WEST END
NASHVILLE, TN 3

Davidson County DEEDWARR
Recvd: 05/02/07 15:28 2 pgs
Fees:13.00 Taxes:1091.13
20070502-0052706

W & I Ref:(dm) Title No: 48551
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew D. Thompson 805 Kendall Dr. Nashville, Tennessee 37209	FIRST HORIZON 1555 W WALNUT HILL # 200 IRVING TX 75038

TAX MAP-PARCEL NUMBERS: 10309004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$294,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Courtney Fain , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew D. Thompson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, page 59, Register's Office for said County.

Said Lot No. 46, which is a corner lot, fronts 65 feet on the northwesterly margin of Kendall Drive and fronts 138.75 feet on the southwesterly margin of Docshill Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 115.4 feet on the northwesterly line and 157 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Laura Courtney Fain, a single woman by deed from Tim Wilson, married of record in Doc. No. 20050929-0117200 Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083 Page 59, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for public utility purposes along the northwesterly line(s). And a 20 foot minimum set back line from Docshill Drive.

This is improved property, known as: 805 Kendall Dr, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2007.

Laura Courtney Fain

State of TENNESSEE
County of DAVIDSON

On this 27th day of April, 2007 , before me the undersigned authority, personally appeared Laura Courtney Fain , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $294,900.00

Affiant

Sworn and subscribed before me this the 27th day of April, 2007

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 1-26-09

Notary Public