THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/04/07 08:14 2 pgs
Fees:13.00 Taxes:447.70
20070604-0065550

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Dian C. Thompson 625 Overview Lane Franklin, TN 37064	Owner	044-15-0-097.00

FOR AND IN 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, **James D. Gary and wife, Rufina Gary**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Dian C. Thompson and Willard Thompson, Jr., wife and husband**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 62, on the Plan of Section D, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Gary and wife, Rufina Gary from Michael W. Huffines and wife, Reba H. Huffines by deed dated 8/5/05 of record in Instrument No. 20050818-0098437, said Register's Office

This is improved property known as: 902 Elliston Street, Old Hickory, TN 37138

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. Whenever 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 our hands this 29th day of May, 2007.

James D. Gary

Rufina Gary

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named James D Gary and Rufina Gary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29 day of May, 2007.

NOTARY PUBLIC

My commission expires: 4/15/09

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County