PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/28/07 09:49 3 pgs
Fees:18.00 Taxes:4081.10
20070628-0077087

W & I Ref(dm) Title No: 48717
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William David Thompson Jennifer M. Thompson 140-B Blackburn Avenue Nashville, Tennessee 37205	Capital Mortgage Finance Corp. 6310 Stevens Forest Road Columbia, Maryland 21046

TAX MAP-PARCEL NUMBERS: 130-01-0-212.00

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$1,103,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Triangle Development, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William David Thompson and spouse, Jennifer M. 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. 50 on the Plan of Bransford Realty Company's Belle Meade Golf Links of record in Book 421, Pages 94 and 95, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Triangle Development, LLC, a Tennessee Limited Liability Company by deed from Warren D. Smith, III, and wife, Monteray S. Smith of record in Doc. No. 20060104-0001225, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in Book 421, Pages 94 and 95, said Register's Office; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5420, Page 849, said Register's Office

This is improved property, known as: 140-B Blackburn Avenue, Nashville, Tennessee 37205

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 26th day of June, 2007.

Triangle Development, LLC

By: Michael T. Hill
Title: **Member**

Triangle Development, LLC

By: J. Peter Van Driest
Title: **Member**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Michael T. Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Member (or other officer authorized to execute this instrument) of **Triangle Development, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such member.

Witness my hand and official seal, at office in Davidson Tennessee this the 26th day of June, 2007.

CHRISTY W. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires:

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **J. Peter Van Driest** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Member (or other officer authorized to execute this instrument) of **Triangle Development, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such member.

Witness my hand and official seal, at office in Davidson Tennessee this the 26th day of June, 2007.

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

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: $1,103,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2007.

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY