Davidson County DEEDWARR
Recvd: 08/08/07 10:24 3 pgs
Fees:18.00 Taxes:2090.50
20070808-0094797

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARRETT, JR. WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bayard D. Rea and Sophia C. Rea, husband and wife,

1014 S. Douglas Ave.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

105-13-0-147.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry L. Thompson and wife, Carmen W. Thompson hereinafter referred to as Grantors, hereby transfers and conveys to Bayard D. Rea and Sophia C. Rea, husband and wife, , hereinafter referred to as 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 the easterly 46 feet of the West 100 feet of Lot No. 22 on the Map of McAlister's Property, of record in Book421, Page 10, of the Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 46 feet on the northerly margin of Douglas Avenue and extends back between parallel lines, 150 feet to an alley in the rear measuring 46 feet thereon.

Being the same property conveyed to Terry L. Thompson and wife, Carmen W. Thompson by deed from Mark S. Miller, married, of record in Instrument No. 20060822-0103264, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 421, Page 10, Register's Office of said County.

Subject to Encroachment Agreement of record in Deed Book 4230, Page 519, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1014 S. Douglas Ave., Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of August, 2007.

Terry L. Thompson

Carmen W. Thompson

by: ATTORNEY IN FACT

270700987

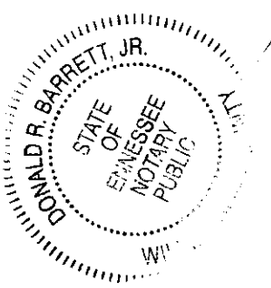
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terry L. Thompson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 7th day of August, 2007.

Notary Public

My Commission Expires: 10/10/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terry Thompson, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Carmen W. Thompson and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2007.

My Commission Expires:.

10/10/09

, Notary Public.

