Davidson County DEEDWARR
Recvd: 11/30/07 11:15 2 pgs
Fees:13.00 Taxes:458.80

20071130-0138980

WARRANTY DEED

B-SKOW-07-2908

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES: 4712633
(AFFIX SEAL) Exp. 1/31/2011

~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie David Thompson, Jr.	Suntrust Mortgage (NAME)	
2908 Susan Drive (ADDRESS)	201 Fourth Ave. North (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	96-6-179

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LISA SIMS, TRUSTEE OF THE RUBY WILKINS REVOCABLE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIMMIE D. THOMPSON, JR. AND WIFE, SHANNON THOMPSON
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 89, CLOVERHILL, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 46, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LISA SIMS, TRUSTEE OF THE RUBY P. WILKINS REVOCABLE TRUST AGREEMENT BY QUITCLAIM DEED FROM RUBY P. WILKINS, RECORDED ON THE 24TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050324-0031987, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) THE CURRENT YEAR'S PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2133, PAGE 46, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

*JIMMIE D. THOMPSON AND JIMMIE D. THOMPSON, JR. IS ONE IN THE SAME.

unimproved ( )
This is improved (X) property, known as 2908 Susan Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

INITIAL HERE

Witness my/our hand(s) this 14th day of November, 2007.

The Ruby Wilkins Revocable Trust Agreement dated March 3, 2005

Lisa Sims, Trustee

STATE OF ~~Tennessee~~ VIRGINIA
COUNTY OF ~~Davidson~~ Richmond

On this the 14th day of November, 2007, before me personally appeared Lisa Sims, Trustee of the Lisa Sims, Trustee of the Ruby Wilkins Revocable Trust Agreement dated March 3, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of November, 2007.

Notary Public
#7126337

My Commission Expires: 01/31/2011

KELLI T. ROBERTSON NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903