THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1463

Davidson County DEEDWARR
Recvd: 01/08/08 09:46 2 pgs
Fees:13.00 Taxes:495.80
20080108-0002169

Property Address: 349 Yorkshire Ave, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kelly D. Finch**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jenny L. Thompson, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. G-705 on the Plan of the Resubdivision of Lot No. 2, Townhouses as Villages of Brentwood, Phase IV, a Planned Unit Development, as of record in Book 6900, Page 614, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Kelly D. Taylor by virtue of a deed from Bradford Dean Turner, unmarried, dated October 31, 1997, and recorded November 3, 1997, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 10668, at Page 799. Kelly D. Taylor having since married and is now known as Kelly D. Finch. Patrick Finch joins in this conveyance to convey any and all marital interest he may have to said property.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 28th day of December, 2007.

Kelly T. Finch {Seal}
Kelly D. Finch

KT Patrick Finch {Seal}
Patrick Finch

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

KT On this the 28th day of December, 2007, before me the undersigned officer, personally appeared Kelly D. Finch and Patrick Finch, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9·19·09

Grantee's Name, Address, Phone: + New Owner
Jenny L. Thompson
349 Yorkshire Ave
Nashville, TN 37211

Map and Parcel No: 161-11-0C-034.00

SEND TAX STATEMENTS TO:
CTX Mortgage Company
P.O. Box 199114
Dallas, TX 75219-9114

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Jenny L Thompson

Subscribed and sworn to before me this 28 day of December, 2007.

Notary Public
My Commission expires: 9·19·09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.