PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 04/29/08 13:41 2 pgs
Fees:13.00 Taxes:1859.25
20080429-0043662

W & I Ref:(dm) Title No: 49313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Towery Jacqueline Thompson 3426 Trimble Road Nashville, TN 37215	First American Bank 100 Church Street Huntsville, Alabama 35801

TAX MAP-PARCEL NUMBERS: 13105002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$502,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P.G. Thompson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Towery and Jacqueline Thompson, as joint tenants with rights of survivorship** 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. 42 on the Plan of Russwood Heights of record in Book 2133, page 12 and 13, Register's Office for said County.

Said Lot No. 42 fronts 116.5 feet on the easterly margin of Trimble Road and extends back 337.4 feet on the northerly line and 340.7feet on the southerly line to a dead line in the rear, measuring 116.7 feet thereon.

Being the same property conveyed to John P.G. Thompson by warranty deed from H. Denny Taylor, Jr., and wife, Jennifer J. Taylor dated May 31, 2005 and recorded on June 6, 2005 of record in Doc. No. 20050606-0064374 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Pages 12 and 13, said Register's Office, which Plan shows a 75 foot minimum building setback line from Trimble Road and a 10 foot easement for public utility purposes along the rear line(s). And a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 3426 Trimble Road, Nashville, Tennessee 37215

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 25th day of April, 2008.

John P.G. Thompson

State of TENNESSEE
County of DAVIDSON

On this 25th day of April, 2008 , before me the undersigned authority, personally appeared John P.G. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011

Notary

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 $502,500.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011