THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Lisa Ann Thompson
5845 Nolensville Pike #431
Nashville, TN 37211
SEND TAX BILLS TO:
Bank of America
9000 Southside Blvd., Bldg. 600
Jacksonville, FL 32256

Davidson County DEEDWARR
Recvd: 09/11/08 14:03 2 pg
Fees:13.00 Taxes:518.00
20080911-0093188

WARRANTY DEED

(Map 161-00-O, Parcel 272.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LEAH THOMAS EATON (formerly LEAH O. THOMAS) and husband, CHARLES JAMES EATON**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **LISA ANN THOMPSON, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 133, on the plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464, 20060124-0009112, all in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said unit.
>
> BEING the same property conveyed to Leah O. Thomas, an unmarried woman (now Leah Thomas Eaton), by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated June 29, 2006, of record in Instrument No. 20060707-0081506 , in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 7900, page 38; to restrictive covenants of record in Book 8064, page 815; to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464, 20060124-0009112; to ingress-egress easement of record in Book 8064, page 831, and Instrument 20000114-0004984; to drainage easement of record in Book 7382, page 755; to sewer and/or storm drainage easement of record in Book 9640, page 881; to stormwater detention agreement of record in Instrument 20030903-0127692, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5845 Nolensville Pike #431, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Charles James Eaton, spouse of Leah Thomas Eaton, hereby joins in this conveyance to convey any right, title, claim or interest he may have in subject property, marital or otherwise

WITNESS OUR HANDS and signatures on this the 26th day of August, 2008.

Leah Thomas Eaton
LEAH THOMAS EATON

Charles James Eaton
CHARLES JAMES EATON

Leah O. Thomas
f/k/a LEAH O. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah Thomas Eaton (fka Leah O. Thomas) and Charles James Eaton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2008.

Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of August, 2008.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**

File No. 20080369

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD