Davidson County DEEDWARR
Recvd: 10/02/08 13:26 2 pgs
Fees:13.00 Taxes:392.20
20081002-0100251

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2008, by and between Community Bank and Trust Co., a Tennessee Corporation, party of the first part, and Gaea S. Thompson and Timothy S. Thompson, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lots 134 and 135 on the Plan of Scruggs Subdivision of Brooklyn Heights, as recorded in Book 332, Page 140, Register's Office for said County.

Said Lots 134 and 135 front together 83 feet on the easterly side of Brooks Avenue and run back between parallel lines 257.5 feet on the northerly margin and 223.4 feet on the southerly margin.

Being all or part of the same property conveyed to Community Bank & Trust by virtue of September Trustee's Deed dated October 24, 2007 and recorded October 26, 2007 at Instrument No. 20071026-0126505 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davdison County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Larry N. Mitchell, VP
Community Bank and Trust by:
Larry N. Mitchell, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Larry N. Mitchell, who proved to me to be on the basis of satisfactory proof, and who upon oath acknowledged himself to be the V.P. of Community Bank & Trust Co., the within named bargainor, a corporation, and that he as such V.P., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as V.P.

WITNESS my hand and official seal at office this 30th day of September, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Gaea S Thompson and Timothy S. Thompson

1821 Liberia Street
Nashville, Tn 37207

Tax Parcel No 07105023000

Property Address: 1821 Liberia Street
Nashville, TN 37207

MAIL TAX BILLS TO: Wells Fargo Home Mortgage

PO Box 11701
**Newark, NJ 07101-4701**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gaea S Thompson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009