BOX 13
14577

Davidson County DEEDWARR
Recvd: 10/09/08 10:45 2 pgs
Fees:13.00 Taxes:392.20
20081009-0102424

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45852

WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Lowman	SUNTRUST MORTGAGE, INC.	15011006800
3204 Towne Village Road	401 Commerce St, Ste 6100	
Antioch, TN, 37013	NASHVILLE, TN. 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frank J. Thompson and wife, Kathleen A. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathy Lowman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 176 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 176 fronts 86 feet along the northeasterly margin of Towne Village Road and extends back 200.47 feet along the northerly line which is a broken line and extends back 190 feet along the southerly line, said line intersecting at a point in the rear.

Being the same property conveyed to Frank J. Thompson and wife, Kathleen A. Thompson by Quitclaim Deed from Frank J. Thompson of record in Book 7048, page 929, Register's Office for Davidson County, Tennessee and being the same property conveyed to Frank J. Thompson, a single person, by deed from John P. Early and wife, Hazel Rebecca Early, of record in Book 6364, page 167, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3204 Towne Village Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 30th day of September, 2008

Frank J. Thompson by Vernice Bryan, atty in fact
Frank J. Thompson

Kathleen A. Thompson
Kathleen A. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 30th day of September, 2008, personally appeared Vernice Bryan to me known to be the person who executed the foregoing instrument on behalf of Frank J. Thompson as Attorney in Fact, and acknowledged that Vernice Bryan executed the same as the free act and deed of the said Frank J. Thompson.

Witness my hand and official seal this 30th day of September, 2008.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

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 KATHLEEN A. THOMPSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2008.

Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010