This Instrument Prepared By:
and Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090205

BILL GARRETT, Davidson County
Trans:T20090025862 DEEDWARR
Recvd: 04/20/09 12:44 2 pgs
Fees:13.00 Taxes:233.10
20090420-0035589

Send Tax Bills To:
Franklin American Mortgage Co.
501 Corporate Centre Dr., #400
Franklin, TN 37067

New Owner is:
Thomas Robert Lipscomb, Jr.
2623 Jenkins Street
Nashville, TN 37208

MAP: 81-06-0

PARCEL: 148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elnora B. Thompson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas Robert Lipscomb, Jr.**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map of Cumberland Gardens, Section II, as of record in Book 2854, page 92, Register's Office for said County.

Said Lot No. 107 fronts 54 feet on the south side of Jenkins Street and runs back between parallel lines 149.95 feet to a dead line in the rear.

Being the same property conveyed to James Willie Thompson and wife, Elnora B. Thompson, by Warranty Deed from Oakmont Development Company, dated 5-3-60 and recorded 5-9-60 in Book 3070, page 9, in the Register's Office of Davidson County, Tennessee. James Willie Thompson has since died, leaving Elnora B. Thompson as sole owner of above referenced property.

Subject to all matters shown on plat of record in Book 2854, page 92, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2623 Jenkins Street, Nashville, TN 37208**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of April, 2009.

GRANTOR(S):

ELNORA B. THOMPSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ELNORA B. THOMPSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 10th day of April, 2009.

NOTARY PUBLIC

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$63,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 10th day of April, 2009.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010