WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kenneth Thompson	New Owner	Parcel ID:
332 Tyne Court		10808003800
Old Hickory, TN 37138		

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, we

Frank Batson, as Trustee of the Gordon Weaver Marital Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kenneth Thompson, unmarried

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. 196A of the Zone Lot Division of Lots 196 & 197, Section 2, Larchwood Subdivision, of record in Plat Book 5800, page 258, amending Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Batson, as Trustee of The Gordon Weaver Marital Trust (created by Testamentary Trust under the Last Will and Testament of Harold Gordon Weaver, Sr., dated 07/20/99, and recorded in Volume 1695, page 310634 of the Minutes of said Court) by Special Warranty Deed from Fran Batson, as Executor of the Estate of Harold Gordon Weaver, Sr., of record in Instr. 20030805-0110905, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 5200, page 258 and Plat Book 5200, pages 207 and 208, said Register's Office; and (3) Restrictive Covenants of record in Book 6011, page 130; Book 5681, page 531; Book 5688, page 696; and Book 6121, page 224, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3208 Cedar Ridge Drive, Nashville, TN 37214

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 hand this 30th day of April, 2009.

Frank Batson, as Trustee of the Gordon Weaver Marital Trust

BILL GARRETT, Davidson County
Trans:T20090029318 DEEDWARR
Recvd: 05/04/09 14:31 2 pgs
Fees:13.00 Taxes:314.50

20090504-0040595

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 Frank Batson, Trustee of The Gordon Weaver Marital Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee of The Gordon Weaver Marital Trust, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 30th day of April, 2009.

My Commission Expires: 3/7/11

Notary Public

