BILL GARRETT, Davidson County
Trans:T20090043858 DEEDWARR
Recvd: 06/30/09 15:59 2 pgs
Fees:13.00 Taxes:1332.00
20090630-0061068

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2009

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
VERLON THOMPSON	VERLON THOMPSON	Map:093-10-0-042.00 Parcel:
(NAME) 5354 Granny White Pike	(NAME) SAME	Map: 093-10-0-043.00 Parcel:
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09060360

Warranty Deed

For and in Consideration Of the sum of $360,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TAMAY OZARI

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

VERLON THOMPSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, being particularly described as follows:
Being the northerly 40 feet of the southerly 111 feet of Block "D" on the Plan of Palmer Place, as of record in Book 57, page 117, Register's Office for Davidson County, Tennessee.

Said part of Block "D" fronts 40 feet on the westerly side of 8th Avenue South, formerly Spruce Street, as widened, and runs back 107.5 feet on the southerly line and 107.49 feet, more or less, on the northerly line, to an alley measuring 40 feet thereon.

TRACT II:
Land in Davidson County, Tennessee, being particularly described as follows:
Being the northerly sixty (60) feet of Block "D" on the Plan of Palmer Place, of record in Book 57, page 117, said Register's Office.

Beginning at the southwest corner of the intersection of Eighth Avenue South (formerly Spruce Street) and Lea Avenue, being the northeast corner of said Block "D"; thence with the westerly margin of said Eighth Avenue South, southerly sixty (60) feet to the northeast corner of a five (5) foot strip of land conveyed by K. C. Palmer to Mrs. Love Silverstein, by deed of record in Book 443, page 288, said Register's Office; thence westwardly with the northerly line of this five (5) foot strip of land one hundred eight (108) feet eight (8) inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northerly sixty (60) feet to the southerly margin of Lea Avenue; thence with the said margin of said Avenue, easterly one hundred eight (108) feet eight (8) inches, more or less, to the beginning.

Being the same property conveyed to TAMAY OZARI, by deed from 501, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20060720-0087887, dated July 6, 2006, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1. Davidson County taxes for 2009, which have been prorated and assumed by the Grantee.

2. Lease from Tamay Ozari, Lessor to Lamar Companies, Lessee, of record as Instrument No. 20070507-0054436, Register's Office for Davidson County, Tennessee.

This is improved property known as 501 8TH AVENUE SOUTH, NASHVILLE, Tennessee 37203

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of June, 2009

TAMAY OZARI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TAMAY OZARI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 29th day of June, 2009.

NOTARY PUBLIC

My Commission expires:

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010