THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2136

BILL GARRETT, Davidson County
Trans:T20090044981 DEEDWARR
Recvd: 07/06/09 10:36 2 pgs
Fees:13.00 Taxes:738.58
20090706-0062417

Property Address: 7825 Farmington Place, Nashville, TN 37221

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul Horowitz**, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Andrew M. Thompson and wife Analise J. Thompson,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

"Exhibit A"

Land in Davidson County, TN, Being Lot No. 38, on the Plat of Phase One, Boone Trace at Biltmore, of record in Book 7900 page 667, Register's Office for Davidson County, TN.

Being the same property conveyed to Paul Horowitz by Deed dated January 30, 2003, of record in Instrument 20030204-0015419, Register's Office for Davidson County, TN.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,615.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 2nd day of June, 2009.

Paul Horowitz {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE,
COUNTY OF DAVIDSON

On this the 2nd day of June, 2009, before me the undersigned officer, personally appeared Paul Horowitz, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 8/20/12

ROBYN GRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Grantor's Name, Address, Phone:
Paul Horowitz
7825 FARMINGTON PLACE
NASHVILLE, TN 37221

Grantees' Name, Address, Phone:
Andrew M. Thompson and Analise J. Thompson
7825 Farmington Place
Nashville, TN 37221

SEND TAX STATEMENTS TO THE GRANTEE.

Map & Parcel: 126-15-0A-038.00 CO

The actual consideration or value, whichever is greater, for this transaction is $ 199,615.00

AFFIANT

NOTARY PUBLIC

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010