THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***176,500.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20090059430 DEEDWARR
Recvd: 08/31/09 11:35 2 pgs
Fees:13.00 Taxes:653.05
20090831-0081439

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 28th day of August, 2009.

Notary Public

My Commission Expires: 11-7-2011

ADDRESS OF NEW OWNER

Rodney Jim-Lee Thompson
5204 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Regions Bank
2500 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Six Thousand Five Hundred and 00/100 Dollars ($***176,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, John C. Eighmey, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Rodney Jim-Lee Thompson, an unmarried man, hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of the easterly 160.0 feet of the southerly 180.0 feet of Block No. 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, in the Register's Office for Davidson County, Tennessee.

SAID part of Block No. 12 fronts 50.0 feet on the northerly side of Nevada Avenue and runs back between parallel lines 180.0 feet to an alley.

BEING the same property conveyed to John C. Eighmey, unmarried, by Warranty Deed dated March 25, 2003, from Andrew J. Maraniss, unmarried, of record as Instrument No. 20030401-0042907 in the Register's Office for Davidson County, Tennessee.

Christine M. Eighmey, spouse of John C. Eighmey, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 5204 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Block 12 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26 day of August, 2009.

John C. Eighmey

Christine M. Eighmey

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 John C. Eighmey and Christine M. Eighmey, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY