WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF OCTOBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03294 DAVIS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kirby Davis and Ann Davis	same	118-1-175.00
3501 Rainbow Place	2004 Overhill Dr.	
Nashville, TN 37204	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KEITH S. THOMPSON, AND WIFE, KRISTEN THOMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIRBY DAVIS, AND WIFE, ANN DAVIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3501 Rainbow Place, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of October, 2009.

Keith S. Thompson

Kristen Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KEITH S. THOMPSON AND KRISTEN THOMPSON, the bargainor(s), 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 at Franklin, Tennessee, this 15th day of October, 2009.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20090071327 DEEDWARR
Recvd: 10/20/09 13:45 2 pgs
Fees:13.00 Taxes:1165.50

20091020-0096925

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 76 on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of the Rainbow Place, formerly Shirley Place, at an iron pin which is 65 feet North of the common corner of Lot Nos. 76 and 78; thence Westerly 175.67 feet to a point in the Easterly line of Lot No. 75; thence with the line between Lot Nos. 75 and 76, Northerly 62 feet to the Southerly margin of Gen. John B. Hood Trail; thence with the margin of the same, Northeasterly 122 feet to a point, the beginning of a curve; thence around said curve in an Easterly and Southerly direction, 81 feet to a point in the Westerly margin of the Rainbow Place; thence with the margin of the same, Southerly 60 feet to the point of beginning.

Being the same property conveyed to Keith S.Thompson and wife, Kristen Thompson by Warranty Deed from Clifford D. Siverd and wife, Amy Siverd, recorded on the 26th day of July, 2000 in Instrument No. 200007260073774, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as recorded in Book 1113, Page 296 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Property taxes for the current year.