RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090081465 DEEDWARR Recvd: 12/02/09 14:08 2 pgs Fees:13.00 Taxes:388.13 20091202-0110352

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009699

MAP - PARCEL NO: 162 16 0C 031

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Churchill Mortgage 761 Old Hickory Blvd. #400 Brentwood, TN 37027	Tawanda Eckles 401 Leisure Lane Antioch, TN 37013	Churchill Mortgage 761 Old Hickory Blvd. Brenwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MATTHEW GLEN THOMPSON, a married man,** have bargained and sold and by these presents do transfer and convey unto **TAWANDA ECKLES**, unmarried, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, Being Unit No. 31, Second Revision of Section 2 Phase I, Leisure Heights, as shown on plat of record in Plat Book 6900, page 440, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Matthew Glenn Thompson by Warranty Deed from Margaret A. Foster, unmarried of record in Instrument No. 20070410-0042731, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Leisure Heights, of record in Plat Book 6900, page 440, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6146, page 241, Book 6150, page 585, Book 6259, page 862, Book 7303, page 232, Register's Office for Davidson County, Tennessee.

4. Easement to Metropolitan Government of record in Book 6813, page 450, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6145, page 226, Register's Office for Davidson County, Tennessee.

6. Easement to Albar Building Industries of record in Book 4984, page 569, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Keri Thompson, wife of **Matthew Glen Thompson** joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to **Matthew Glen Thompson**

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 25th day of November, 2009.

MATTHEW GLEN THOMPSON

KERI 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 **MATTHEW GLEN THOMPSON and KERI 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 seal, at office, on this 25th day of November, 2009.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$104,900.00**.

Affiant

SWORN TO and subscribed before me on this 25th day of November, 2009.

My Commission Expires:
6/29/2010

Notary Public

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON