THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29235-12-2009** **Record & Return To:** **First Title & Escrow Corporation** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Emily Ch Affiant Subscribed and sworn to before me this 18th day of December, 2009. Notary Public

LAUREN FORD HARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Donald F. Thompson, Alicia D. Thompson 308 Greenway Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 10405034800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kitty T. Silverman**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald F. Thompson and wife, Alicia D. Thompson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 308 Greenway Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of December, 2009.

Kitty T Silverman by Joyce M Silverman, Attorney in Fact
Kitty T. Silverman
by Joyce M. Silverman, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Joyce M. Silverman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Kitty T. Silverman** as her Attorney-In-Fact, as the free act and deed of the within named **Kitty T. Silverman**.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2009.

NOTARY PUBLIC

DONALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090086755 DEEDWARR
Recvd: 12/28/09 13:56 2 pgs
Fees:13.00 Taxes:906.50
20091228-0117330

EXHIBIT "A"

Land in Davidson County, being Lot No. 284 on the Plan of Richland Realty Company's First Addition to Division "B" as of record in Plat Book 332, page 174, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles R. Silverman and wife, Kitty T. Silverman by Quitclaim deed dated October 22, 1987 from Laura L. Chastain, Trustee of record in Book 7385, page 539, Register's Office for Davidson County, Tennessee. Being further conveyed to Kitty T. Silverman by Quitclaim deed dated May 15, 1989 from Charles R. Silverman of record in Book 7846, page 202 said Register's Office.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Taxes for the year 2010, a lien, but not yet due and payable. Map and Parcel No. 10405034800.
3. All matters appearing on the Plan of record as Book 332, page 174, Register's Office for Davidson County, Tennessee.