| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2010.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-9-12<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donnie Thompson | OWNER | MAP 103-03 |
| 4402 Nevada Ave. | | PARCEL 170 |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shirley Higgins Kimbro, Executrix of the Estate of Beatrice Ellis Higgins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donnie Thompson and wife, Alicia Thompson**

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

Land in Davidson County, Tennessee, being Lot number 606 of Block number 30 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Thomas F. Higgins and wife, Beatrice Ellis Higgins by deed dated June 2, 1947 and recorded in Book 1492, page 155, said Register's Office. The said Thomas F. Higgins has since died, leaving Beatrice Ellis Higgins as the survivor of their tenancy-by-the-entireties. The said Beatrice Ellis Higgins has later also died. Under the provisions of the Last Will and Testament of Beatrice Ellis Higgins [filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket Number 09P559], the Executrix, Shirley Higgins Kimbro, is instructed to sell the described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4705 Idaho Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this the 8th day of January, 2010.

Estate of Beatrice Higgins Ellis

BY: Shirley Higgins Kimbro Exec.
Shirley Higgins Kimbro, Executrix

BILL GARRETT, Davidson County
Trans:T20100002218 DEEDWARR
Recvd: 01/12/10 10:32 2 pgs
Fees:13.00 Taxes:592.00
20100112-0002820

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 Shirley Higgins Kimbro, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be authorized to sign for the Estate of Beatrice Ellis Higgins, the within named bargainor, and who acknowledged that she is the Executrix of the Estate of Beatrice Ellis Higgins as such Executrix she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2010.

My Commission expires 1-9-12

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public