THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2555

Return TO:
Foundation Title
30 Burton Hills Blvd #175
Nashville, TN 37215

Property Address: 204 West Meade Drive, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20100012858 DEEDWARR
Recvd: 03/04/10 09:22 2 pgs
Fees:13.00 Taxes:1535.50
20100304-0016487

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John M. Kurtz and Patricia A. Kurtz**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Christopher M. Thompson and wife, Vickie Thompson,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No 2-B on the plan of the re-subdivision of part of Lot 2, West Meade Farms, Section 2, of record in Book 6050m page 532, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John M. Kurtz and wife, Patricia A. Kurtz by Warranty Deed from Ruth D. Rounds and Ann E. Simpson, dated May 28, 1993, of record in Book 8970, page 243, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [**X**] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JR RL

WITNESS Grantors' hands this 26th day of February, 2010.

John M. Kurtz {Seal}

Patricia A. Kurtz {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of February, 2010, before me the undersigned officer, personally appeared John M. Kurtz and Patricia A. Kurtz, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SEND TAX STATEMENTS TO:
Map/ Parcel: 115-16-94

Christopher & Vickie Thompson
204 W. Meade Dr.
Nashville, TN 37205