RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100025371 DEEDWARR
Recvd: 04/28/10 13:15 2 pgs
Fees: 13.00 Taxes: 1017.13
20100428-0032291

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/8/2013

DEBORAH A. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHODES THOMPSON 313 S. 7th Street Nashville, TN 37206	WR Starkey Mortgage, LLP 5055 W. Park Blvd., Ste 300 Plano, TX 75093	MAP 082-16-0-310.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/100 ($274,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JASON D. TUCKER and wife, KELLY D. TUCKER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **RHODES THOMPSON and spouse,** MEAGAN **THOMPSON,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 85 feet of Lots Nos. 79 and 80 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for said County, described as follows:

Beginning at the northeast corner of South 7th Street, formerly Foster Street and Boscobel Street, being the southwest corner of said Lot No. 30; thence with the easterly margin of South 7th Street northwardly 85 feet; thence eastwardly parallel with the northerly margin of Boscobel Street, 100 feet to the line between Lots Nos. 78 and 79; thence with said line southwardly 85 feet to the northerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Jason D. Tucker and wife, Kelly D. Tucker by deed from Rod S. Leach dated 12/4/09 and filed for record on 12/10/09 of record in Instrument Number 200912100112944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 21, Page 45; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.

This is improved property being known and designated as 313 S. 7th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 26th day of April, 2010.

JASON D. TUCKER

KELLY D. TUCKER

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Jason D. Tucker and Kelly D. Tucker, 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, this the 26th day of April, 2010.

Notary Public

My commission expires: _____

JOHN A. BELL, JR. STATE OF TENNESEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010