PREPARED BY LYNN OMOHUNDRO, ATTORNEY
113. S. YOUNG ST., SPARTA, TENNESSEE 38583

BILL GARRETT, Davidson County
Trans:T20100071298 DEEDWARR
Recvd: 11/09/10 15:05 3 pgs
Fees:18.00 Taxes:205.35
20101109-0090152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-five Thousand, Five Hundred ($55,500.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **GARY B. THOMPSON**, have this day bargained and sold, and do hereby transfer and convey unto **DAVID T. KERNS, KENNETH GUIDARA and wife, PAULA GUIDARA**, their heirs and assigns, certain real estate which is located in Davidson County, Tennessee, described as follows:

TAX ID: Map 40, Parcel 179.00, Map 40, Parcel 180.00, Map 40, Parcel 181.00

Being Lots No. 3, 4 and 5 on the Plan of Judy Creek Subdivision, which Plat is of record in Plat Book 7900, Page 676, as amended in Plat Book 2309, Page 590, in the Register's Office for Davidson County, Tennessee. Reference is made to said Plat and subsequent amendments for a more complete description of said lots.

Being a portion of the property conveyed to Gary B. Thompson by testate succession from W. H. Thompson, which appears of record in Will Book 87, Page 201, in the Probate Court for Davidson County, Tennessee, and also being a portion of the property conveyed to Gary B. Thompson by Quitclaim Deed from William H. Thompson, which appears of record in Book 9341, Page 607, in the Register's Office for Davidson County, Tennessee, and also being a portion of the property conveyed to Gary B. Thompson by Quitclaim Deed from Linda Thompson Jarrett, which appears of record in Book 9341, Page 609, in the Register's Office for Davidson County, Tennessee, from which deeds the description herein was copied verbatim.

This deed was prepared from information provided by the parties herein, and the preparation of this deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

The 2010 real estate taxes will be pro-rated between the parties, and shall be paid at closing. Thereafter, the real estate taxes will be paid by Grantees.

Send Tax Notices To New Owner: David T. Kerns
4041 Knight Dr.
Whites Creek, TN 37189

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Witness my hand, this 29th day of October, 2010.

Timothy J Scovill POA for Gary B Thompson

GARY B. THOMPSON
BY: TIMMOTHY J. SCOVILL, Power of Attorney
For Gary B. Thompson of record in
BK *, Page _____
* 20101109-0090151

LUCY B. HOWE
Notary Public
Commonwealth of Virginia
187585
My Commission Expires Nov 30, 2012

NOTARY PUBLIC VIRGINIA LUCY B. HOWE

STATE OF VIRGINIA)
)
COUNTY OF Albemarle)

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, TIMMOTHY J. SCOVILL, Power of Attorney for GARY B. THOMPSON, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, 29th day of October, 2010.

Lucy B. Howe
NOTARY PUBLIC

My Commission Expires: 11-30-2012

STATE OF TENNESSEE)
)
COUNTY OF WHITE)

The actual consideration or value whichever is greater, for this transfer is $55,500.00.

AFFIANT

Sworn to and subscribed before me,
this 30 day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 3/19/13

JERI LYNN HOLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY