BILL GARRETT, Davidson County
Trans:T20110030364 DEEDWARR
Recvd: 05/23/11 09:08 2 pgs
Fees:13.00 Taxes:584.23
20110523-0039104

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
James N. Thompson
7819 Ridgewood Rd.
Goodlettsville, TN 37072

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mtg.
2050 Parkway Office Circle
Birmingham, AL 35244

TAX/MAP 009-55.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David L. Bebout, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **James N. Thompson, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, April 5, 1959, as follows:

Beginning in the center of Cotton Patch Road, south 44 deg. 35 minutes east 178.5 ft., South 37 deg. East 197 ft. and South 14 deg. East 184.8 ft. from the southeasterly corner of the property conveyed to William T. Williams, Jr. and wife, by deed from L.F. Durocher, Jr., and wife of record in Book 2535, page 21, Register's Office for said County; thence with the center of said Road, South 14 deg. East 210 ft.; thence South 66 deg. 30 minutes west 1070.0 ft.; thence North 3 deg. East 229 ft.; thence North 66 deg. 30 minutes east 1003.7 ft. to the beginning, containing 4.88 acres, more or less.

Being the same property conveyed to David L. Bebout by deed from Federal Home Loan Mortgage Corporation of record in Instrument 201009140072916, Register's Office for Davidson County, Tennessee, dated August 5, 2010.

This is improved property known as: **7819 Ridgewood Rd., Goodlettsville, Tennessee 37072.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters and restrictions in Book 2925, page 51, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of May, 2011

David L. Bebout

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David L. Bebout,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $157,900.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014