Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2000.

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE EXPIRES: JULY 23, 2002 SUMNER COUNTY, TENN

Notary Public

My Commission Expires:

Instr:200005300053067 Page: 1 OF 2
REC'D FOR REC 05/30/2000 9:41:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $471.75

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Rivers
2908 Moss Spring Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
First Horizon Home Loan Corp
1140 Hammond Drive, Suite B2290
Atlanta, GA 30328

MAP-PARCEL NUMBERS:
150-01-335.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Dowdell, an unmarried person,** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Rivers and John R. Morales, both unmarried, tenants in common, with rights of survivorship** hereinafter referred to as 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 No. 70 on the plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jody Dowdell, III and wife, Teresa D. Dowdell by Warranty Deed from R. Clay Hinkle and wife, Charlene M. Hinkle of record in Book 10669, Page 484, Register's Office for Davidson County, Tennessee. Jody Dowdell, III now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4797, Page 410, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2908 Moss Spring Drive, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 25th day of May, 2000.

Teresa Dowdell

Teresa Dowdell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Dowdell, an unmarried person, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2000.

Notary Public

11-18-01

My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

01860-BP