WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/22/00 13:21 2pgs
Fees:11.00 Taxes:205.57

20001222-0125707

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH B. WALTERS (NAME)	FIRST HORIZON HOME LOAN CORPORAT (NAME)	MAP 52-05
P.O. Box 512 (ADDRESS)	4000 HORIZON WAY (ADDRESS)	PARCEL 203.00
Goodlettsville, TN 37070 (CITY) (STATE) (ZIP)	IRVING, TEXAS 75063 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES F. DORNBLASER AND WIFE, DIANA W. DORNBLASER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH D. WALTERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being part of the Barry Greer & Associates resubdivision of part of Lot No. 10 of the subdivision of Lots No. 35-37 of B. H. Chapwell Tract, of June 25, 1972, as of record in Book 547, page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot 10 begins at an iron pin, said point being the common northwesterly corner of the property hereby conveyed and the northeasterly corner of the Fate H. Ethridge property, of record in Book 4186, page 774, thence S 51 deg. 31' 10" E along a wire fence a distance of 205.81 feet to an iron pin in the westerly margin of Geisen Drive, an unbuilt road, thence S 18 deg. 35' 54" W along the westerly margin of Geisen Drive a distance of 78.50 feet to an iron pin; thence N 68 deg. 00' 33" W a distance of 218.08 feet to an iron pin in the westerly margin of the Fate H. Ethridge property; and thence N 28 deg. 41' 51" E along the easterly margin of the Ethridge property a distance of 137.73 feet to the point of beginning, all as described in Book 5340, page 882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES F. DORNBLASER AND WIFE, DIANA W. DORNBLASER by Deed of record in Book 10997, page 604, Register's Office for Davidson County, Tennessee.

Also conveyed herewith are all those certain easement rights, to be utilized for ingress/egress and utility purposes, non-exclusive in nature, contained in Book 989, page 132, Register's Office for Davidson County, Tennessee. This conveyance is further made SUBJECT TO that certain Easement of record in Book 989, page 132, Register's Office for Davidson County, Tennessee, and subject to that certain existing private drive crossing the aforedescribed tract of

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unimproved ( )
This is improved (X) property, known as 886 IDLEWILD DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 18th day of December, 2000

JAMES F. DORNBLASER

DIANA W. DORNBLASER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES F. DORNBLASER AND WIFE, DIANA W. DORNBLASER

the bargainor s, 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 official seal at GOODLETTSVILLE, Tennessee, this 18th day of December, 2000.

Commission expires 4/28/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ of to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ has such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUED

land which is also utilized by other tract owners lying south of said tract.