WARRANTY DEED

mail

Record & Return To:

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: 9-25-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. CARR	First Horizon Home Loan Corp.	MAP 096-11-0-A
(NAME)	(NAME)	
320 Hickory Place	10141 King William Drive	PARCEL 059CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas TX 75220	FB #03DZ-86332
(CITY) (STATE) (ZIP)	(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, LAURA ANNE CALHOUN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. CARR

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 in Davidson County, Tennessee, being Unit No. G-9 of Hickory Place Condominiums, Phase V, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, and made applicable to Phase V, in Book 7015, Page 187, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums, as shown on the Exhibit "C" to the Amendment to the Master Deed, of record in Book 7015, Page 190, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Philip H. Scruggs and Laura C. Scruggs, husband and wife, by Deed from Betty Powell Cutts, unmarried, of record in Book 9844, Page 122, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree, Case No. 00D-2775, of record in the Circuit Court for said County. The property was further conveyed to Laura C. Scruggs by Quitclaim Deed from Philip H. Scruggs, of record in Instrument No. 20001107-0110518, said Register's Office. By Final Divorce Decree Laura Calhoun Scruggs was restored to her maiden name of Laura Anne Calhoun.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and

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unimproved ( )
This is improved (X) property, known as 320 Hickory Place, Nashville, TN 37214
(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 my hand this 15th day of March 2001

Laura Anne Calhoun
LAURA ANNE CALHOUN

Davidson County DEEDWARR
Recvd: 03/26/01 14:19 2pgs
Fees:11.00 Taxes:288.60

20010326-0028781

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURA ANNE CALHOUN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 15th day of March, 2004.

Commission expires 5/28/03

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as 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

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is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6472, Page 456, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Place Condominiums, of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantor herein.