FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/01 14:01 2pgs
Fees:11.00 Taxes:377.40

20010502-0044892

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 20 01.

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Davis (NAME)	First Horizon Home Loan Corp. (NAME)	MAP #149-1-0-B
305 Hampstead North (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL #15CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Vanessa L. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth J. Davis, unmarried

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 Lot No. 322 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Vanessa L. Edwards, unmarried, by deed from Lora Lynn Burkett, unmarried, of record in Book 11702, Page 198, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6236, Page 683; Book 6306, Page 833; Book 6496, Page 114; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 572; Book 6300, Page 409; Book 6496, Page 100; Book 6496, Page 99; Book 6295, Page 580; Book 6295, Page 588; Book 6518, Page 184; Book 6300, Page 431; Book 6496, Page 107; Book 6295, Page 506; Book 6518, Page 190; Book 8083, Page 386, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 892, 893 and 894, said Register's Office.

unimproved ( )
This is improved (X) property, known as 305 Hampstead North, Antioch, TN 37013
(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 30th day of ~~May~~ April, 20 01

Vanessa L. Edwards

Vanessa L. Edwards

STATE OF ~~TENNESSEE~~ ARIZONA

COUNTY OF Maricopa

Personally appeared before me, Vanessa L. Edwards, a Notary Public in and for said County and State, the within named Vanessa L. Edwards

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 Arizona, ~~Tennessee~~, this 30 day of ~~May~~ April, 20__

Commission expires Sept. 5, 2004

Notary Public

CAROL A. SIGLIN
Notary Public - Arizona
Maricopa County
My Commission Expires
September 5, 2004

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public