STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Tyra E. Neftzger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of June, 2001.

Notary Public

My Commission Expires: 11/18/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 06/25/01 11:40 2pgs
Fees:11.00 Taxes:340.40
20010625-0066918

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tyra E. Neftzger
427 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
First Horizon Home Loan Corp
10741 King William Drive
Dallas, Texas 75220

MAP-PARCEL NUMBERS:
161-11-0-A 075.00 CO

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, **Nancy C. Cheek, married** hereinafter referred to as Grantor, hereby transfers and conveys to **Tyra E. Neftzger, unmarried,** hereinafter referred to as Grantee, 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. 75 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, Page 9, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nancy Cheek Pilcher by Warranty Deed from Richter/Dial Builders, Inc. of record in Book 10111, Page 951, Register's Office for Davidson County, Tennessee. Nancy Cheek Pilcher and Nancy C. Cheek are one and the same person. Spouse of grantor never occupied property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, Page 308, and Book 11345, Page 59, said Register's Office.

HOA Charter of record in Book 4729, Page 682 and Book 4890, Page 84, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 4889, Page 905, and Book 5394, Page 243, Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2001 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 427 Huntington Ridge Drive, Nashville, Tennessee 37211.

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 22nd day of June, 2001.

Nancy C. Cheek

Nancy C. Cheek

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 Nancy C. Cheek, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2001.

Notary Public

11-18-01

My Commission Expires

03486-BP