WARRANTY DEED

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, STE 150
Brentwood, TN 37027

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Kimberly A. Baez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Baez	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	52-5A-233
(NAME) 1212 Idlewild Place	(NAME) 4000 Horizon Way	
(ADDRESS) Madison, TN 37115	(ADDRESS) Irving, Texas 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ~~Daniel~~ **A. Neal and wife, Deborah Neal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly A. Baez** herereinafter called the GRANTEE(S), 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. 17 on the Plan of Revised Idlewild Court of record in Plat Book 6250, page 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ~~Daniel~~ Daniel A. Neal and wife, Deborah Neal by Warranty Deed of record in Book 9440, page 404, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 6514, page 516; Charter of Idlewild Court Homeowner's Association of record in Book 6629, page 167; and all matters shown on the Plan of record in Book 6250, page 563, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 1212 Idlewild Place 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th Day of July, 2001.

~~Daniel~~ Daniel A. Neal

Deborah Neal

Davidson County DEEDWARR
Recvd: 08/07/01 10:03 2pgs
Fees:13.00 Taxes:336.70

20010807-0084558

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Daniel A. Neal and Deborah Neal, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of July, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-04

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 31 2004