RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40134

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 10:22 2pgs
Fees:13.00 Taxes:314.50

20011009-0109766

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2001

Notary Public

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Urbaniak	First Horizon Home Loan Corporation d/b/a First Te	61-16-192
1231 Ardee Avenue	P.O. Box 146	
Nashville, TN, 37216	Memphis, TN 38101	

FOR AND IN 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, I/WE,

David B. Troupe and Carol Troupe Hoover

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

David Urbaniak, 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. 41 of Block 'C' on the Map of the Resubdivision of Sunnymeade, of record in Book 974, page 57, Register's Office for said County.

Said Lot No. 41 of Block 'C' fronts 50 feet on the north side of Ardee Avenue and runs back 287 feet on the westerly line and 289.6 feet on the easterly line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Shirley B. Troupe and wife, Eleanor P. Troupe by deed of record in Book 3368, page 385, said Register's Office. Both are deceased. Shirley B. Troupe having died first and Eleanor P. Troupe having died intestate, leaving David B. Troupe and Carol Troupe Hoover as her only heirs at law.

Unimproved ( )
This is improved (X) property known as 1231 Ardee Avenue, Nashville, TN 37216

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/our hand(s) this 31st day of August, 2001

David B. Troupe

Carol Troup Hoover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David B. Troupe and Carol Troupe Hoover, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2001.

Notary Public

My Commission Expires: 5/26/02

