WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/01 12:41 2pgs
Fees:13.00 Taxes:647.50

20011024-0116214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Gurley (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 021-00
3932 Old Clarksville Pike (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 5.06
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irving, Texas 75063 (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, Debra Ann Ward, Unmarried

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

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, BEGINNING at a point on the Northerly margin of Old Clarksville Pike 400 feet West of Bidwell Road; thence with the Northerly margin of Old Clarksville Pike north 76 degrees 15 minutes West 193 feet to the beginning of a curve having a radius of 1070 feet; thence around said curve in a Northwesterly direction 210.1 feet to a point; thence North 2 degrees 29 minutes East 261.64 feet to a point; thence South 87 degrees 30 minutes East 465.48 feet to a point; thence South 13 degrees 45 minutes West 330 feet to the point of beginning; containing 3.04 acres, more or less.

BEING all of the same property conveyed to Debra Ann Ward, Unmarried, by Warranty Deed dated October 09, 1998, from James S. Harris and wife, Shirley A. Harris, of record in Book 11155, page 922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Joy Boykin executes this instrument as Attorney-in-Fact on behalf of Debra Ann Ward pursuant to Power-of-Attorney of record by Instrument No. 20011024011 6213, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3932 Old Clarksville Pike, Joelton, TN 37080
(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 17th day of October, 2001

Debra Ann Ward
By: Debra Ann Ward by Joy Boykin
Joy Boykin, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

_____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared Joy Boykin, to me known to be the person who executed the foregoing instrument on behalf of Debra Ann Ward and acknowledged that she executed the same as the free act and deed of the said Debra Ann Ward.

Witness my hand and official seal at Joelton, Tennessee, this 17th day of October, 2001.

BIRTHRIGHT ★ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

10-25-04

My Commission Expires

Mary Birthright

Notary Public