WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/01 10:29 2pgs
Fees:13.00 Taxes:351.50

20011031-0118661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Jose Rodriguez
Affiant

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

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Rodriquez	First Horizon Home Loan Corporation, d/b/a First Tennessee Home Loans	Map 133-07-0
(NAME) 3601 Hewlett Court	(NAME) P.O. Box 19664	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Irvine, CA 92623-9664	Parcel 031.00
(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, **Cynthia Gale Ballou and husband, and Edd Lee Ballou**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jose Rodriquez, unmarried** hereinafter 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. 13 on the Plan of Parma Heights, Section 3, of record in Plat Book 2330, Page 60, Register's Office of DAVIDSON County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Hewlett Court, the common corner of Lots 12 and 13; thence in a westerly direction along the line between said lots 179.53 feet to a point; thence in a northerly direction 165.56 feet to a point; thence in an easterly direction 158.09 feet to a point, the common corner of Lots 13 and 14; thence in a southerly direction along the line between said lots 84.93 feet to a point in the north end of Hewlett Court; thence around a curve in a southerly direction along the westerly margin of the end of Hewlett Court 83.72 feet to the point of beginning.

Being the same property conveyed to William Leonard McCord and wife, Thelma McCord by Warranty Deed of record in Book 2599, Page 461, Register's Office for Davidson County, Tennessee. The said William Leonard McCord having since died. By Warranty Deed of record in Book 7669, Page 304, said Register's Office, Thelma McCord conveyed an interest in subject property to Cindy Ballou to establish a joint tenancy with the right of survivorship. The said Thelma McCord having died on December 31, 1995. By Quitclaim Deed of record in Book 9943, Page 88, said Register's Office, Cynthia Gale Ballou a/k/a Cindy Ballou conveyed an interest is subject property to Michael J. Philbin, Trustee and Michael J. Philbin, Trustee reconveyed his interest is subject property to Cynthia Gale Ballou and husband, Edd Lee Ballou to create a tenancy by the entirety.

Any and all matters as shown on plat of record in Plat Book 2330, page 60, Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 3601 Hewlett Court Nashville TN 37211
(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 October, 2001.

Cynthia Gale Ballou
Cynthia Gale Ballou

Edd Lee Ballou
Edd Lee Ballou

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Cynthia Gale Ballou and Edd Lee Ballou, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-23-05