WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/01 13:57 2pgs
Fees:13.00 Taxes:667.48

20011129-0130804

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,400.00

D Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November 2001

Mary Bracknell
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

MARY BRACKNELL 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
Deborah G. Boykin (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 039
4509 Dry Fork Road (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 228
Whites Creek, TN 37189 (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, Tonya Chouree Sneed, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah G. Boykin and Kay Wright, Both Unmarried , as joint tenants with right of survivorship

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:

Beginning at an iron pin said iron pin being North 36 deg. 00' west 167.8 feet from the center line of Stenberg Road and the southeast corner of the property conveyed to Joan C. Midgett by deed of record in Book 4922, page 899, Register's Office for Davidson County, Tennessee; thence North 43 deg. 30' east 488.5 feet to the center of Dry Fork Road; thence with the center of the same North 61 deg. 30' west 79.5 feet North 48 deg. west 217.1 feet and North 21 deg. 30' west 72.5 feet to the southerly line of A.M. Carney and wife property; thence with said A.M. Carney's southern boundary line south 80 deg. west 480.5 feet to the northeast corner of the said Midgett property; thence with the easterly line of said Midgett property south 36 deg. 00' east 624.7 feet to the beginning containing 5.8 acres more or less. Being Tract No. 4 on said survey.

BEING the same property conveyed to Tonya Chouree Sneed by Quitclaim Deed from Henry Richardson Sneed of record by Instrument No. 20010126-0008196, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 4509 Dry Fork Road, Whites Creek, TN 37189
(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 15th day of November 2001

Tonya Chouree Sneed

Tonya Chouree Sneed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya Chouree Sneed, Unmarried

the bargainor NOTARY PUBLIC with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville AT Tennessee, this 15th day of November, 2001.

Commission expires LARGO - 05-03

Mary Birthright
Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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