Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $113,900.00

Kimberly D. Williams
Affiant

Davidson County DEEDWARR
Recvd: 12/18/01 09:18 2pgs
Fees:13.00 Taxes:421.43
20011218-0139376

Subscribed and sworn to before me, this 13 day of December 2001.

Notary Public
My commission expires: 04/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Kimberly D. Williams	First Horizon Home Loan	146-04.171
4802 Magnolia Place	P.O. Box 19664	
Nashville TN 37211	Irvine, CA 92623-9664	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brenda K. Ayers an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kimberly D. Williams, 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:

Being Lot No. 5A on the plan of Zone Lot Division Lots 5 & 8-12 Magnolia Hall of record in Book 5200 page 699 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda K. Ayers an unmarried person by deed from Kathryn J. Armstrong of record in Book 10007 page 727 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Zone Lot Division of Lots 5 & 8-12 Magnolia Hall of record in Book 5200 Page 699, Register's Office for Davidson County, Tennessee 3) All matters appearing on plan of record in Book 5800 page 197 4) Restrictive covenants of record in Book 6213 page 389 and Book 5200 page 699

This property is improved property known as 4802 Magnolia Place, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of December, 2001.

Brenda K. Ayers

Brenda K. Ayers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda K. Ayers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of December, 2001.

Notary Public

My Commission expires: 04/20/03

