15436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEE ATTACHED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Ogan	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	Map: 161-11-A-26
(NAME) 368 Huntington Ridge Drive	(NAME) 4000 Horizon Way	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Irving, TX. 75063	
(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, PENNY L. JONES, THE HEIRS AT LAW OF JIMMIE F. ROCKEY, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto MICHAEL S. OGAN, 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 Unit No. 26 on the plat of Huntington Ridge Townhomes of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmie F. Rockey by Warranty Deed of record in Book 5663, page 599, said Register's Office. The said Jimmie F. Rockey having died on January 16, 2001 leaving Penny L. Jones as his sole heir at law. A copy of the unprobated Will of Jimmie F. Rockey and affidavit of heirship is of record in Instrument Number 20010420-0039153, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Conditions, Covenants and Restrictions in Book 4729, page 698, as amended in Book 4889, page 905; By-Laws of record in Book 7423, page 762; Storm Water Detention Agreements in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59; and, any and all matters as shown on the plan of record in Plat Book 4675, page 9, said Register's Office.

Unimproved ( )
This is improved (x) property, known as 368 Huntington Ridge Drive, 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 Grantor covenants with the said GRANTEE(S) that it is 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; 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 Grantor further covenants and binds itself, its successors and assigns, 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 our hands this 30th day of April, 2002.

Penny L Jones

The Heirs at Law of Jimmie F. Rockey By: Penny L. Jones

Davidson County DEEDWARR
Recvd: 05/02/02 15:55 2pgs
Fees:13.00 Taxes:320.05

20020502-0054413

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Penny L. Jones,married who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2002.

Notary Public Rebecca A Dohoda

My Commission Expires: 05/15/04

(SEAL)

REBECCA A. DOHODA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,500.00

Affiant

Sworn to and subscribed before me, this 30th day of April, 2002.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE Carolyn R. Bullion My Commission Expires February 09, 2003 STATE OF TENNESSEE