WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/02 11:18 2pgs
Fees:13.00 Taxes:370.00

20020516-0060181

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Richard T. Neely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Mary Lynch
Notary Public

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

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
Richard T. Neely (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 005
3039 Huffman Road (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 018
Goodlettsville, TN 37072 (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, Carolyn Goodman Chapman and husband, George Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard T. Neely and wife, Tara R. Neely,

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:

A certain tract or parcel of land in Davidson County, Tennessee, to wit:

Beginning at an iron pin corner in the south margin of the Huffman Road, said pin being a corner to a 2.86 acre tract conveyed by James Huffman, and continuing as follows: South 22 degrees 0 minutes West 622.28' to an iron pin; thence South 66 degrees 43 minutes East 200.0' to an iron pin; thence North 22 degrees 52 minutes East 640.44' to an iron pin in the South margin of said road; thence North 71 degrees 43 minutes West 210.08', containing 2.96 acres as per survey by Jack L. Head & Associates dated may 27, 1974.

BEING the same property conveyed to Carolyn Goodman by Quitclaim Deed from Glenn Goodman of record in Book 9332, page 988, Register's Office for Davidson County, TN.

The said Carolyn Goodman is now Carolyn Goodman Chapman.

George Chapman joins in this conveyance for the purpose of conveying all right, title and interst in and to said property, marital or otherwise.

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 3039 Huffman Road, Goodlettsville, TN 37072
(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 May, 2002

Carolyn Goodman Chapman

George Chapman

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 Carolyn Goodman Chapman and husband, George Chapman

the bargainor, 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, Tennessee, this 15th day of May, 2002.

Commission expires 10-25-03

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