Southland nc

BK 2480 PG 925

Davidson County DEEDWARR
Recvd: 07/12/02 13:40 2pgs
Fees:12.00 Taxes:0.00
20020712-0084117

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40917**

WARRANTY DEED

JUDY S NELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires SEPTEMBER 25 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 97,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **12th DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/25/2004

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ERIC L. SINCLAIR, JR.	First Horizon Home Loan Corp.	**160-14-C-53**
753 Fox Ridge Drive	4000 Horizon Way	
Brentwood, Tennessee 37027	Irving, TX 75063	

FOR AND IN 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 **I, ADRIANNE M. SPECKER, M.D. , unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC L. SINCLAIR, JR.**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot 753 on the Plan of Brentwood Trace Condominiums, Section Two, as of record in Plat Book 5200, Pages 376 and 377, said Register's Office, to which reference is hereby made for a more complete and accurate legal description*

BEING the same property conveyed to Adrianne M. Specker, M.D., by deed from Jeffrey L. Billingsley, of record in Book 10943, page 363, Register's Office for Davidson County, Tennessee.

*Subject property is part of a condominium as organized in Master Deed of record in Book 5818, page 916, and By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office.

Unimproved ( )

This is improved (X) property, known as **753 Fox Ridge Drive, Brentwood, Tennessee 37027**
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 12th DAY OF JUNE, 2002.

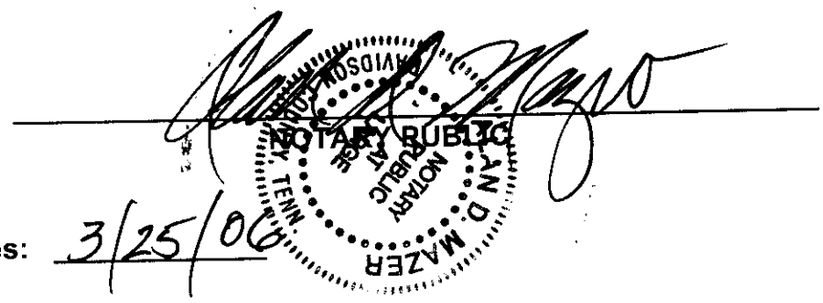
Adrianne M. Specker MD

ADRIANNE M. SPECKER, M.D.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 12TH day of June, 2002, before me personally appeared ADRIANNE M. SPECKER, M,.D., Unmarried, 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 Nashville, Tennessee, this the 12TH day of June, 2002.



My Commission Expires: 3/25/06

State of Tennessee, County of WILLIAMSON
Received for record the 24 day of
JUNE 2002 at 8:04 AM. (REC# 480993)
Recorded in official records
Book 2480 pages 925- 926
Notebook 69 Page 296
State Tax $ 358.90 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 371.90,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON