Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,800.00

Beverly Drukker
Affiant

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

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beverly Drukker (NAME) | First Horizon Home Loan Corp. (NAME) | MAP 104-16 |
| 1706 Linden Avenue (ADDRESS) | dba First TN Home Loans P.O. Box 146 (ADDRESS) | PARCEL 156 |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (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, Pearley J. Woods and husband, William Woods

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly Drukker

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:

Land in Davidson County, Tennessee, being the west of Lot No. 159 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 35, Register's Office for said County.

Said part of said Lot No. 159 fronts 50 feet on the northerly side of Linden Avenue West, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Pearley J. Woods and husband, William Woods by deed from Ozella Thompson, Executor of the Estate of Eva B. Stanley of record in Book 10414, page 748, Register's Office for Davidson County, TN, and devised by Will of record in Will Book 212, page 519, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record including a Driveway Easement of record in Book 4207, page 474, said Register's Office record and to all matters shown on the plan of record in Book 421, page 35, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 07/16/02 11:45 2pgs
Fees:13.00 Taxes:520.96

20020716-0085404

unimproved ( )
This is improved ( X ) property, known as 1706 Linden Avenue, Nashville, TN 37212
(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 our hand s this 15th day of July, 2002

Pearley J. Woods
Pearley J. Woods

William Woods
William Woods

STATE OF ~~TENNESSEE~~ ALABAMA

COUNTY OF ~~DAVIDSON~~/ Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pearley J. Woods and husband, William Woods

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 Nashville Florence Al, ~~Tennessee~~, this 15th day of July, 2002.

Commission expires MY COMMISSION EXPIRES AUG. 26, 2002

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