FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Brenda D Hooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda D. Hooks (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 96-14
2898 Lyncrest Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 90
Nashville, TN 37214 (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, Darren Shane Baker and Hilary D. Baker, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda D. Hooks, unmarried

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 Lot No. 7 of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common corner of Lots 6 and 7; thence in an easterly direction along the margin of said drive 91.2 feet to a point; thence in a northeasterly direction around a curve 40.9 feet in length to a point in the westerly margin of Colfax Drive; thence in a northerly direction along the margin of said drive, 147.9 feet to a point; thence in a westerly direction 106.9 feet to a point; a common corner of Lots 6 and 7; thence in a southerly direction along the line between said two lots 174.2 feet to the point of beginning.

BEING the same property conveyed to Darren Shane Baker and wife, Hilary D. Baker, Jr. by deed from Charles M. Bernyk and wife, Linda M. Bernyk, of record in Book 10426, Page 802, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2447, Page 557, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 2898 Lyncrest Drive, Nashville, TN 37214
(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 31st day of July, 20 02

Darren Shane Baker

Hilary D. Baker, Jr.

Davidson County DEEDWARR
Recvd: 08/01/02 15:28 2pgs
Fees:13.00 Taxes:432.53

20020801-0092542

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 Darren Shane Baker and Hilary D. Baker, Jr.

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, Tennessee, this 31st day of July, 20 02.

Commission expires March 29, 2003

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 63, said Register's Office.