Davidson County DEEDWARR
Recvd: 08/07/02 12:44 2pgs
Fees:13.00 Taxes:377.40

20020807-0095111

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~155,000.00~~ 102,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2002.

NOTARY PUBLIC

My Commission expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, 4th Floor, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew Chad Stone	First Horizon Home Loan Corp.	61-15-222.00
(NAME)	(NAME)	
1203 Norvel Avenue	5775 E Glenridge Dr., Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Stephen B. Hughes and wife, Courtney A. Hughes

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Andrew Chad Stone, unmarried

hereinafter called the **GRANTEE**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 and the westerly 25 feet of Lot 17 on the Plan of M. N. Young's Inglewood Annex, as of record in Plan Book 547, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen B. Hughes and wife, Courtney A. Hughes by deed from Nancy Doneen Spence, of record as Instrument No. 20010912-0099634, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated and assumed by Grantee, all matter appearing on the Plan of record in Plat Book 547, page 197 and easements of record in Book 4286, page 746 and Book 3253, page 259,all matters, easements, restrictions, restrictive covenants, setback lines, right of ways, etc. all of record in Register's Office, Davidson County, Tennessee.

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

The improved property is located at 1203 Norvel Avenue, Nashville, TN 37216

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 25th day of July, 2002

Stephen B. Hughes

Courtney A. Hughes

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephen B. Hughes & wife, Courtney A. Hughes, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 25th day of July, 2002.

My Commission expires:
3-27-04

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE