Space reserved for recording information:
Return To:
First Title & Escrow
File Box 9B
#19309

Davidson County DEEDWARR
Recvd: 09/09/02 09:31 1pgs
Fees:13.00 Taxes:799.20

20020909-0108604

WARRANTY DEED

Preparer's File #-02H0731

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2002.

Notary Public

(Affix Seal)

My Commission Expires:

GERALD G. PETERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 20 2003

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	
Michael McKerley and Erin M. Geier	First Horizon Home Loan Corp.	083-13-426.00
1600 Fatherland Street	d/ba First Tennessee Home Loans 10741 King William	
Nashville, TN 37206	Dallas, Texas 75220	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN E. HOFF AND HUSBAND, ROBERT N. HOFF, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL MCKERLEY AND WIFE, ERIN M. GEIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 66 feet of Lot No. 73 on the Plan showing the Lindsley Subdivision of the Chadwell Tract, as of record in Plat Book 2, page 24, Chancery Court at Nashville.

According to a survey made by S. R. Sanford, Jr. Surveyor, February 11, 1938, said part of Lot No. 73 fronts 66 feet on the southerly side of Fatherland Street, and runs back 153.9 feet, more or less, on the easterly line and 155 feet on the westerly line with the easterly margin of South 16th Street, formerly Malvina Avenue, to an alley, and measure 66 feet thereon.

Being the same property conveyed to Karen E. Hoff and husband, Robert N. Hoff, II by Deed from Victor J. Guy, unmarried of record in Book 10140, page 70, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1600 Fatherland Street, Nashville, Tennessee**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **30th** day of **August, 2002**:

Karen E. Hoff

Robert N. Hoff, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN E. HOFF AND ROBERT N. HOFF, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of August, 2002.

Notary Public

My Commission Expires: July 17, 2006

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.