PREPARED BY (AND RETURN TO):

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W & I Ref: (SK) Title No: 44165

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/29/03 14:53 2pgs
Fees:13.00 Taxes:536.50
20030129-0012410

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ray Duckworth Jon Duckworth 679 Tobylynn Drive Nashville, Tennessee 37211	First Horizon Home Loan Corporation 111 Westwood Place Suite 109 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 161-06-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Callis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ray Duckworth and Jon Duckworth** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Huntington Park, Section Two of record in Book 4175, page 108, Register's Office for said County.

SAID Lot No. 176 fronts 80.00 feet on the southwesterly margin of Tobylynn Drive and extends back 150.00 feet on the northwesterly line and 178.68 feet on the southeasterly line to a dead line in the rear measuring 84.92 feet thereon.

BEING the same property conveyed to Glenn G. Callis and wife, Ann Callis by deed from Leonard B. Bowers and wife, Noreta M. Bowers of record in Book 4734, page 686, said Register's Office. The said Glenn G. Callis and Ann Callis have since divorced. By Quitclaim Deed of record in Book 9048, page 794, said Register's Office, the said Glenn G. Callis conveyed his interest in subject property to Ann Callis.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 108, said Register's Office, which Plan shows a 30 foot minimum building setback line from Tobylynn Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7628, page 544, said Register's Office; Restrictive Covenants of record in Book 4393, page 383, said Register's Office.

This is improved property, known as: 679 Tobylynn Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2003 .

Ann Callis

State of TENNESSEE

County of WILLIAMSON

On this 24th day of January, 2003 , before me the undersigned authority, personally appeared **Ann Callis** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $145,000.00

Affiant

Sworn and subscribed before me this 24th day of January, 2003

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 26, 2003

Notary Public