(1)

Davidson County DEEDWARR
Recvd: 03/14/03 10:31 2pgs
Fees:13.00 Taxes:821.40
20030314-0034301

RECORD AND **RETURN** TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41692**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$222,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 2/19/07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOHN A. TRACY and **TRACY FLEMMING TRACY** **5653 Traceside Drive** **Nashville, TN 37221**	**FIRST HORIZON HOME LOAN CORP.** **D/B/A First Tennessee Home Loans** **P. O. Box 146** **Memphis, TN 38101**	**155-16-A-189** **9D 83452**

FOR AND IN 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, ROBERT H. CREECH and wife, NELIAN CREECH**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. TRACY and wife, TRACY FLEMMING TRACY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITT:

BEING Lot No. 269 on the Plan of Traceside, Section Seven, of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Robert H. Creech, Unmarried, by deed from Jennifer Lord, Unmarried, of record Instrument Number 20000612-0058691, Register's Office for Davidson County, Tennessee. The said Robert H. Creech having since married and his wife, Nelian Creech joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (**X**) property, known as **5653 Traceside Drive, Nashville, Tennessee 37221**

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 hands this 12th day of March, 2003.

ROBERT H. CREECH

NELIAN CREECH

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 ROBERT H. CREECH and wife, NELIAN CREECH, the bargainors 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 the 12th day of March, 2003.

Betty Hodges
NOTARY PUBLIC

My Commission Expires: 2/19/07

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.