WARRANTY DEED

Return to:
CUMBERLAND TITLE OF HENDERSONVILLE
184 E. MAIN STREET, SUITE 3
HENDERSONVILLE, TN 37075

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
April 10, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lendell R. Hunt	First Horizon Home Loan Corp. d/b/a First TN Home Loans	150-03-131.00
(NAME)	(NAME)	
3121 Justin Towne Court	10741 King William Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas TX 75220	
(CITY) (STATE) (ZIP)	(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, Deborah Frederick West and husband, Dwayne West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lendell R. Hunt and Vickie G. Hunt

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, TN, BEING Lot No. 10A on the Plan of Minor Revision to Lot No. 10, Zone Lot Division on the Plan of Lot Nos. 8, 9, 10, 11 and 12, Section Two, Justin Towne of record in Plat Book 5200, page 459, as amended in Plat Book 5200, page 535 and Plat Book 9700, page 416, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Deborah Anne Frederick (now known as Deborah Frederick West), by deed from Jeffrey T. Lewallen and wife, Lisa J. Lewallen, of record in Book 10076, page 408, and by Quitclaim Deed from Marilyn A. Curl, unmarried, of record at Instrument No. 20020422-0049634, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 6069, page 33; Plan of record in Plat Book 5200, page 459, as amended in Plat Book 5200, page 535 and Plat Book 9700, page 416; all in the Register's Office for Davidson County, TN.

Dwayne West joint in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Deborah Frederick West.

unimproved ( )
This is improved (X) property, known as 3121 Justin Towne Court, Antioch, TN 37013
(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 27th day of March 2003

Deborah Frederick West

Dwayne West

Davidson County DEEDWARR
Recvd: 04/03/03 10:21 2pgs
Fees:13.00 Taxes:247.90

20030403-0044035

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 Deborah Frederick West and husband, Dwayne West

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 Brentwood, Tennessee, this 27th day of March, 2003.

Commission expires 7/30/05

Jennifer D Dunlap
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 07/30/2005

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 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 _____, _____.

My commission expires _____

_____
Notary Public