File Box(s)

File #200320131

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aimee Marguerite LeBlanc and Matthew Francis Golenor	First Horizon Home Loan Corporation	Map: 147-06-179
(NAME) 306 Timberdale Court	(NAME) 111 Westwood Place, Suite 109	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ROY W. HEDRICK, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto AIMEE MARGUERITE LEBLANC AND MATTHEW FRANCIS GOLENOR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 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, Tennessee, being all of Lot No. 136, on the Plan of Section II, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 2663, Page 128, and by Surveyor's Certificate of Correction of record in Book 3066, Page 93, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Roy W. Hedrick, unmarried, by Warranty Deed of record in Book 11140, Page 237, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 1788, Page 108, Book 2907, Page 93, Book 2921, Page 87, and Book 2921, Page 601, and, any and all matters as shown on plat of record in Plat Book 2663, Page 128, and by Surveyor's Certificate of Correction of record in Book 3066, Page 93; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 306 Timberdale Court, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of April, 2003.

Roy W. Hedrick

Roy W. Hedrick

Davidson County DEEDWARR
Recvd: 05/07/03 09:10 2pgs
Fees:13.00 Taxes:699.30

20030507-0060682

STATE OF Tennessee

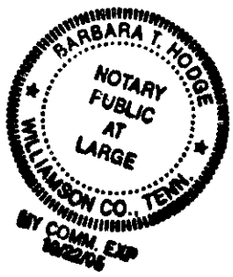
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Roy W. Hedrick, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/22/05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064