WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/03 15:07 2pgs
Fees:13.00 Taxes:351.50
20030902-0126821

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire F. Watson (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 052-01
735 Walnut Street (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 227
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Christopher T. Mercer and wife, Katrina L. Mercer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire F. Watson

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 part of the westerly 100 feet of lot No. 18 on the Plan of Madison Park, of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee, and also being shown as part of an unnumbered tract on the Map of a re-subdivision of Power & Roth's Subdivision of Madison Park, of record in Book 843, page 75, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Walnut Avenue, now known as Walnut Street, 25 feet north of the northwest corner of Lot 33 of Block A, on last above mentioned plan; thence easterly and parallel to the north line of Lot 33, 100 feet to a point in the west line of Lot 12, Block A, on said plan; thence northerly with the westerly line of Lot Nos. 12, 13 and 14, 100 feet to a point; thence westerly parallel to the north line of ot 33, Block A, 100 feet to the easterly margin of Walnut Avenue, now known as Walnut Street; thence with the east margin of same, southerly 100 feet to the beginning.

BEING the same property conveyed to CHristopher T. Mercer and wife, Katrina 1. Mercer by Warranty Deed from Colleen B. Morton, Unmarried of record in Book 11461, page 745, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 735 Walnut Street, Madison, TN 37115
(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 28th day of August, 2003

Christopher T. Mercer

Christopher T. Mercer

Katrina L. Mercer

Katrina L. Mercer

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 Christopher T. Mercer and wife, Katrina L. Mercer

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 Goodlettsville, Tennessee, this 28th day of August, 2003.

Commission expires

Notary Public

My Commission Expires OCT. 25, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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