REALTY TITLE 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $168,000.00

James T. Goard
Affiant

Subscribed and sworn to before me, this 28 day of August, 2003

Notary Public
My commission expires: 03/28/04

Davidson County DEEDWARR
Recvd: 09/02/03 17:21 2pgs
Fees:13.00 Taxes:621.60
20030902-0127018

Address of New Owner:	Send Tax Bills to:	Tax Information
James T. Goard	First Horizon Home Loans	097-16-0-A-68.00
5129 Bay Overlook Drive	111 Westwood Place St. 109	
Hermitage, TN 37076	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William M. Davis and wife, Lynne J. Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James T. Goard and wife, Kimberlee L. Goard, hereinafter called the Grantees, their successors 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 Lot No. 100 of Phase Two, First Revision, The Peninsula, of record in Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William M. Davis and wife, Lynne J. Davis, by deed from Fox Ridge Homes, Inc., dated July 26, 1999, of record in Book 11594, Page 152, Register's Office for said County. William Davis and Lynn Davis, husband and wife conveyed subject property to William M. Davis and Lynne J. Davis, husband and wife by Quitclaim Deed, of record in Book 11594, Page 155, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5129 Bay Overlook Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of August, 2003.

William M. Davis

Lynne J. Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William M. Davis and Lynne J. Davis, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 28th day of August, 2003.

Notary Public

My Commission expires 03/28/04