WARRANTY DEED

B-PT-03-0260

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,750.00

Andrea L Homan
Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2003.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Lynn Homan	First Horizon Home Loan	
260 Hillsboro Place (ADDRESS)	2525 West End Avenue Suite 400 (NAME) (ADDRESS)	117-03-D-260.00
Nashville, Tennessee 37215 (CITY) (STATE) (ZP)	Nashville, TN 37203 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN A. WALTERS ALSO KNOWN AS AARON WALTERS
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA LYNN HOMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 260 on the Plan of Hillsboro Station condominiums, of record in Book 6250, pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John A. Walters also known as Aaron Walters by deed from Twila B. Graham and husband, Richard T. Butemas of record in Deed Book 11139, Page 925, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 260 Hillsboro Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of September, 2003.

John A. Walters

Nichole Jane Walters

Davidson County DEEDWARR
Recvd: 10/02/03 13:43 2pgs
Fees:13.00 Taxes:505.98

20031002-0145747

STATE OF Tennessee

COUNTY OF Davidson

I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that John A. Walters and Nichole Jane walters, married personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of September, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903