This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
151 Heritage Park Dr., Ste. 403, Jackson Sq.
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Ralph T. Fuentes
2031 Forges Dr.
Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 10/06/03 14:57 2pgs
Fees:13.00 Taxes:414.40
20031006-0147554

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corporation
d/b/a First Tennessee Home Loans
P.O. Box 146
Memphis, TN 38101

MAP 135-9
CTRL MAP
GROUP
PARCEL 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charlene H. Cantrell, a widow, and Elaine C. Longyear Lockhart, married,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ralph T. Fuentes, unmarried,** hereinafter called the "GRANTEE", his 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. 21, of Plan of Una Manor Subdivision, Section 1, according to survey and plat of same appearing of record in Plat Book 2854, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

SAID Lot No. 21 fronts 135 feet on the south side of Forges Drive and extends back between lines 150 feet on the east line and 200 feet on the west line, to a dead line in the rear, on which it measures 144 feet.

Being the same property conveyed to Charlene H. Cantrell as life estate holder and then to Elaine C. Longyear, as the remainderman, by deed from Pharis T. Douglas and wife, Lola M. Douglas of record in Book 6507, page 511, Register's Office for Davidson County, Tennessee.

Elaine C. Longyear is one and the same person as Elaine C. Longyear Lockhart.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **2031 Forges Dr., Nashville, Tennessee 37217.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs

and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I, **Ricky Lockhart**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which he may or might have as the spouse of the said Elaine C. Longyear Lockhart.

WITNESS our hands this the **29th** day of **September, 2003**.

Charlene H. Cantrell
Charlene H. Cantrell

Elaine C. Longyear Lockhart
Elaine C. Longyear Lockhart

Ricky Lockhart
Ricky Lockhart

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charlene H. Cantrell and Elaine C. Longyear Lockhart and husband, Ricky Lockhart**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of September, 2003.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires: 11/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $112,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2003.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires: 11/21/2004