(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of October, 2003.

_____
Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/03 10:19 2pgs
Fees:13.00 Taxes:388.50
20031103-0160681

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jaylon Fincannon and Judy Fincannon
5721 Brentwood Meadows Circle
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Bank of America
P.O. Box 1675
Coraopolis, PA 15108

MAP-PARCEL NUMBERS:
161-13-6

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Mortgage, Inc.** hereinafter referred to as Grantors, hereby transfers and conveys to **Jaylon Fincannon and wife, Judy Fincannon** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 31-A, on the plan of Zone Lot Division, Lot 31, Section Two, Brentwood Meadows, of record in Plat Book 5200, page 782 and amended in Book 6250, page 640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Regions Mortgage, Inc. by Deed from Priority Trustee Services of TN, LLC of record in Instrument No. 200309020126162, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 782, and amended in Book 6250, page 640, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6250, Page 640, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5721 Brentwood Meadows Circle, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 24th day of October, 2003.

Regions Mortgage, Inc.
By: William D. Beaird
Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Beaird, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that he executed the forgoing instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Mortgage, Inc. and that he is authorized by Regions Mortgage, Inc. to execute this instrument on its behalf by himself as such Vice President.

Witness my hand and official seal this 24th day of October, 2003.

Notary Public Cotina L. Mayes

My Commission Expires: 2/19/07

COTINA L. MAYES
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 2-19-2007

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