RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42608

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

/s/ Lisa M McFadden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2003

Notary Public

MY COMMISSION EXPIRES 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. McFadden	First Horizon Home Loan Corporation	103-4-219
4407 Nebraska Avenue	P O Box 146	
Nashville, TN. 37209	Memphis, TN 38101	

FOR AND IN 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, I/WE,

Donald F. Obarski and wife, Elizabeth Obarski

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

Timothy E. McFadden and wife, Lisa M. McFadden

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 Lot No. 4, of Block 16, on the Plan of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County. Said Lot No. 4 fronts 50 feet on the southerly side of Nebraska, formerly 8th Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Donald F. Obarski and wife, Elizabeth Obarski, by Warranty Deed from Alma Little O'Connor and Sylvia L. Wells of record in Book 7334, Page 585, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4407 Nebraska Avenue, Nashville, TN 37209

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 my/our hand(s) this 1st day of December, 2003

/s/ Donald F Obarski
Donald F. Obarski

/s/ Elizabeth Obarski By Donald Obarski
Elizabeth Obarski
Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/09/03 15:39 2pgs
Fees:13.00 Taxes:665.63

20031209-0176646

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Donald F. Obarski, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2003

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of December, 2003, personally appeared Donald F. Obarski to me known to be the person who executed the foregoing instrument on behalf of Elizabeth Obarski as Attorney in Fact, and acknowledged that Donald F. Obarski executed the same as the free act and deed of the said Elizabeth Obarski.

Witness my hand and official seal this 1st day of December, 2003.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006