RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42689**

Davidson County DEEDWARR
Recvd: 01/23/04 09:06 2pgs
Fees:13.00 Taxes:340.40
20040123-0008979

WARRANTY DEED

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00.

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 9th DAY OF JANUARY, 2004.

Sondra Kirby
Notary Public

MY COMMISSION EXPIRES: 1/14/04

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ADAM K. FORGACS	FIRST HORIZON HOME LOAN CORP.	**33-16-266**
1123 Nelson Drive	1555 WEST WALNUT LANE, #200	**11D 93960**
Madison, TN 37115	IRVING, TEXAS 75038	

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 **WE, ROGER W. WYATT and wife, WENDY R. WYATT**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM K. FORGACS**

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. 109-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger W. Wyatt and Wendy R. Wyatt, married, by deed from Gregory N. Bernard, unmarried, of record in Book 9450, page 250, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1123 Nelson Drive, Madison, Tennessee 37115

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 our hands this 9TH day of January, 2004.

Roger W Wyatt by Jon Hasenfuss Attorney in Fact
ROGER W. WYATT
By: Jon Hasenfuss, Attorney-in-Fact

Wendy R Wyatt by Jon Hasenfuss Attorney in Fact
WENDY R. WYATT
By: Jon Hasenfuss, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of January, 2004, before me personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of ROGER W. WYATT and wife, WENDY R. WYATT, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ROGER W. WYATT and wife, WENDY R. WYATT, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 9th day of January, 2004.

Sondra Kirby
NOTARY PUBLIC

My Commission Expires:



My Commission Expires
January 14, 2004