State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Subscribed and sworn to before me, this 21st day of January, 2004.

My Commission Expires

Affiant

Notary Public

File No. 29173

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. May 30, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs, Inc.
205 Powell Place
Suite 227
Brentwood, TN 37027

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Barbara A. Hrasdzira		NAME: First Horizon Home Loan Corporation	
STREET ADDRESS: 1106 Mary Evelyn Ct.		STREET ADDRESS: 5775 Glenridge Drive Bldg E, Ste. 100	
CITY: Nashville	STATE: Tennessee	CITY: Atlanta	STATE: Georgia
ZIP CODE: 37217		ZIP CODE: 30328	
MAP & PARCEL NO.: 150-02-0 247.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Angelia P. Phillips n/k/a Angelia Terry and husband, Rodney Terry

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Barbara A. Hrasdzira, Unmarried

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 A Zone lot Division of Lots 143-147, on the Plan of Harbor Gate Subdivision, Section 2 of record in Plat Book 6900, Page 296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Angelia P. Phillips, unmarried by Warranty Deed from Jeanne K. Hester, unmarried, dated 03/27/1998, recorded 03/31/1998, in Book 10862, Page 410, in the Register's Office of Davidson County, Tennessee Records.

This is improved property known as 1106 Mary Evelyn Ct., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands ~~this~~ 21st day of January, 2004.

Rodney Terry

Angelia P. Phillips n/k/a Angelia Terry

Angelia P. Phillips n/k/a Angelia Terry

Davidson County DEEDWARR
Recvd: 01/28/04 11:27 2pgs
Fees:13.00 Taxes:347.80

20040128-0010710

State of Tennessee
County of Davidson } ss

On this the 21st day of January, 2004, before me, the undersigned Notary Public, personally appeared **Rodney Terry andAngelia P. Phillips n/k/a Angelia Terry**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

THERESA C. RICHARDSON NOTARY PUBLIC LARGE DAVIDSON COUNTY
My Comm. Exp. May 30, 2007

Notary Public
My commission expires _____

WARRANTY DEED

AT