WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Marsha Baker
Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2004.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-BP-03-326

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Sanzo	First Horizon Home Loan Corp	
326 Longhunter Ct	111 Westwood Place Ste. 109	135-11-O-C-12.00CO
Nashville, Tennessee 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARRY L. FEASEL, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN K. SANZO AND CONDRA D. STEPHENS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land In Davidson County, Tennessee, Being Unit No. 12 on the Plan of Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Book 9700, page 968, as amended in Book 1170, page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Barry L. Feasal by Deed from Westminster Homes of Tennessee, dated December 28, 2001, of record in Instr.#: 20020103-0000867, as re-recorded in Instr.#: 20020304-0026539, and re-recorded in Instr.#: 20020318-0033572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 326 Longhunter Ct, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 12th day of February, 2004.

Barry L. Feasel
Barry L. Feasel

Davidson County DEEDWARR
Recvd: 02/18/04 09:08 2pgs
Fees:13.00 Taxes:580.90

20040218-0018361

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelby V. Street, a Notary Public in and for said County and State, the within named Barry L. Feasel , unmarried , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of February, 2004.

My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Shelby V. Street
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 12th day of February, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800