RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42781

WARRANTY DEED

G-VRE-04-1205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

Subscribed and sworn to before me this 25th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandra Flint	First Horizon Home Loans Corp. (NAME)	
1205 Gartland Avenue (ADDRESS)	1555 W. Walnut Hill Lane (ADDRESS)	83-9-52
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS M. FEDERICO, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHANDRA FLINT AND JAVIER SOLANO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the westerly one half of Lot No. 2 of Block 1 on the Partial Plan of the Property of the East addition Real Estate Company (referred to in prior deed as the plan of DH Bailey's Subdivision of Part of the Allison Property) as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50.0 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Thomas M. Federico, an unmarried person, by Warranty Deed from Francis J. Logiudice and wife, Honie D. Logiudice dated July 31, 2003 and filed for record on August 14, 2003 in Instrument Number 20030814-0117403, Register's Office for Davidson County,Tennessee.

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

Davidson County DEEDWARR
Recvd: 03/03/04 16:11 2pgs
Fees:13.00 Taxes:1045.25

20040303-0024390

unimproved ( )
This is improved (X) property, known as 1205 Gartland Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 25th day of February, 2004.

Thomas M Federico by MLD Atty in Fact

Thomas M. Federico by Mark Deutschmann,
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of February, 2004, before me personally appeared Mark Deutschmann to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas M. Federico by virtue of that Power of Attorney, executed by the said Thomas M. Federico and recorded concurrently herewith in Instrument No. * , Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2004.

*20040303-0024389

NOTARY PUBLIC

My Commission Expires: 5/20/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903