This Instrument Prepared By:
GREENWAY TITLE/Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Anthony Heath Rico
907 S 13th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans
2525 West End Ave, Suite 400
Nashville, TN 37203

MAP **94**
GROUP **1**
PARCEL **249**

Davidson County DEEDWARR
Recvd: 03/05/04 15:45 2pgs
Fees:13.00 Taxes:258.63
20040305-0025785

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David W. Russell and Martha Ann Russell**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Anthony Heath Rico and Timothy Douglas Storey, each an unmarried person**, 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. 28 on the Plan of Mabelle Subdivision of record in Book 547, page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David W. Russell and wife, Martha Anne Russell, by deed of record in Record Book 7398, page 105, Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements, and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

I Martha Ann Russell, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said David W. Russell.

This is improved property known as 907 S 13th Street, Nashville, Tennessee 37206.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the 27th day of January, 2004.

David W. Russell

Martha Ann Russell

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David W. Russell and wife, Martha Anne Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2004.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $69,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of January, 2004.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN