WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 14:15 2pgs
Fees:13.00 Taxes:1063.75

20040408-0040361

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 1st day of April, 2004

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3/28/07

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley M. Eaton	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	172-14-A
(NAME)	(NAME)	(MAP)
1516 Braebury Circle	P.O. Box 19664	96.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Irvine, CA 92623-9664	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jeffrey C. King and wife, Tammy E. King, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Bradley M. Eaton and wife, Elizabeth A. Eaton, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 92, on the Plan of Section Two, Wexford Downs, of record in Plat Book 9700, pages 593 and 594, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jeffrey C. King and wife, Tammy E. King by deed from Beazer Homes, Inc. d/b/a Phillips Builders, Inc. dated September 30, 1998, of record in Book 11145, page 245, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1516 Braebury Circle, Nashville, Tennessee 37211

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 1st day of April, 2004.

Jeffrey C. King for Tammy E. King his atty-in-fact
Jeffrey C. King

Tammy E. King
Tammy E. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the state and county, appeared Tammy R. King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged to be the within named bargainor(s), and that he/she executed the foregoing instrument of his/her own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of April 2004.

Notary Public

MY COMMISSION EXPIRES: 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the state and county, appeared Tammy R. King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the attorney-in-fact for Jeffrey C. King the within named bargainor(s), and that he/she as such attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), Jeffrey C. King, the bargainor(s), by the said Tammy R. King, as attorney-in-fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 1st day of April 2004.

Notary Public

MY COMMISSION EXPIRES: 9/25/2004