WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Billie Joyce Crook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kimberly I. Bizub and Anita Cherrel Hodge	First Horizon Home Loan Corporation	Map 53
1712 Overton Street	4000 Horizon Way	Group 7
Old Hickory, TN 37138	Irving, TX 75063	Parcel Part of 5

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billie Joyce Crook hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Kimberly I. Bizub and Anita Cherrel Hodge,* both unmarried 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: * as Joint Tenants with Right of Survivorship

BEING Lot No. 1, on the Final Plat of Crooks Resubdivision Lot 51 Revised Plan, Section E, Village of Old Hickory, of record in Instrument 20040331-0036175, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Charles V. Crook and wife, Billie Joyce Crook, by deed from L. D. Glascock and wife, Martha E. Glascock, of record in Book 2294, Page 65, said Register's Office. The said Charles V. Crook now being deceased.

This conveyance also contains a 10-foot Ingress-Egress Easement along the easterly lot line of Lot 2 for the purpose of maintaining maintenance of retainer wall located on Lot 1. All maintenance will be at the cost of the Grantee.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Instrument 20040331-0036175, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1712 Overton Street, Old Hickory, TN 37138

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 hand this 7th day of April, 2004.

Billie Joyce Crook
Billie Joyce Crook

Davidson County DEEDWARR
Recvd: 04/08/04 15:45 2pgs
Fees:13.00 Taxes:340.40

20040408-0040465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Joyce Crook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2004.

My Commission Expires: 01/27/07

NOTARY PUBLIC

