My commission expires: 3/25/07	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $79,000.00 Jennifer Cooke Affiant Subscribed and sworn to before me, this 7th day of April, 2004. Notary Public
Notary Stamp	

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia L. Dortch **Christopher M. Dortch**	**First Horizon Home Loans**	**150-7-474**
3304 Oak Trees Court	4000 Horizon Way	
Antioch, Tennessee 37013	Irving, TX. 75063	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary E. Higginbotham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia L. Dortch and Christopher M. Dortch

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. 57-B on the Plan of Zone Lot Division, Lot No's 51, 56 & 57, Lakeshore Woods, Section 2 of record in Plat Book 6250, Page 508, amending Plat Book 5200, Page 608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Higginbotham, an unmarried woman, by Warranty Deed, from Joseph Allen Sullivan, unmarried, of Record in Instrument # 200006220062290, Dated June 16, 2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 6250, Page 508, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 6230, Page 385, Book 6250, Page 508, Book 5200, Page 608, Register's Office for DAVIDSON County, Tennessee.
3. Any and all visible easements lying on or across the property.
4. This is improved (X) unimproved ( ) property known as 3304 Oak Trees Court, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Davidson County DEEDWARR
Recvd: 04/13/04 14:47 2 pgs
Fees:13.00 Taxes:292.30

20040413-0041423

Witness my/our hand(s) this 7th day of April, 2004.

Mary E. Higginbotham

STATE OF ALABAMA)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, Mary E. Higginbotham, the within named sellers, 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, at office, this 7th day of April, 2004.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 29, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

Notary Public

