WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/04 13:00 2pgs
Fees:13.00 Taxes:1156.25
20040416-0043135

CHRISTY W. ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00179

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hilary R. Lindsay and Robert H. Lindsay	First Horizon Home Loan Corp., ISAOA	MAP:146-14
814 Forest Acres Drive	P. O. Box 7481	Parcel:7
Nashville, TN 37220	Springfield, Ohio 45501	

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

JAMES GORDON QUIGGINS AND wife, CAROLYN RUTH QUIGGINS

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

HILARY R. LINDSAY AND husband, ROBERT H. LINDSAY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 814 Forest Acres Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 14th day of April, 2004.

James Gordon Quiggins

Carolyn Ruth Quiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAMES GORDON QUIGGINS AND CAROLYN RUTH QUIGGINS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 14th day of April, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 5, on the Map of Section One, Forest Acres Subdivision, as shown on plat of record in Plat Book 1130, page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Gordon Quiggins and wife, Carolyn Ruth Quiggins by Deed dated November 25, 1991 of record in Book 8494, Page 954, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 104, said Register's Office, which Plan shows an 80 foot minimum building setback line from Forest Acres Drive and a 10 foot easement for public utility purposes along the rear line(s).