RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42893

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/04 08:45 2pgs
Fees:13.00 Taxes:394.05
20040505-0050928

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 3/30/06
(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:
Kelsey Vaughn	First Horizon Home Loan Corp.	Map 83
1012 Mitchell Road	P.O. Box 146	Group 8
Nashville, TN 37206	Memphis, TN 38101	Parcel 74

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

Maxine M. Carrigan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kelsey Vaughn and John H. Boatman, IV

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:

Being Lot No. 114, on the Plan of Rosewood Heights Subdivision, Section III, as of record in Book 2133, Page 61, Register's Office for said County.

Said Lot No. 114 begins at a point in the westerly margin of Mitchell Road at the common corner of Lot Nos. 113 and 114; thence with the common boundary line between Lots Nos. 113 and 114, westwardly 199.1 feet to a point; thence north 2 degrees 08 minutes west 42.3 feet to a point; thence north 26 degrees 01 minutes west 23.5 feet to a point, being the common rear corner of Lots 114 and 115; thence with the common boundary line between Lots 114 and 115, eastwardly 190.4 feet to the westerly margin of Mitchell Road; thence with the said margin of Mitchell Road southwardly 73 feet to the point of beginning.

Being the same property conveyed to Charles E. Carrigan and wife, Maxine M. Carrigan by deed from James S. Jones and Charles R. Land, of record in Book 2284, Page 267, said Register's Office. The said Charles E. Carrigan now being deceased.

This conveyance is subject to Restrictions of record in Book 2156, Page 140, said Register's Office.

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 Book 2133, Page 61, said Register's Office.

Power of Attorney of record in Instrument 20040505-0050927, 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 1012 Mitchell Road, Nashville, TN 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 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 23rd day of April, 2004.

Maxine M Carrigan by
Maxine M. Carrigan
By: Larry Powell, Attorney-in-Fact

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, Larry Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Maxine M. Carrigan as her Attorney in Fact as the free act and deed of the within named Maxine M. Carrigan.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of April, 2004.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.