PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 45460
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/05/04 14:49 2pgs
Fees:13.00 Taxes:784.40
20040505-0051522

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan M. Alley J. Andrew Welch 4701 Elkins Avenue Nashville, Tennessee 37209	First Horizon Home Loan Corporation 111 Westwood Place Suite 109 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 091-15-347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruby J. Jackson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan M. Alley and J. Andrew Welch ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 602 of Block 27 on the Map of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 602 of Block 27 fronts 60 feet on the southerly margin of Elkins Avenue, formerly Second Avenue and extends between parallel lines with the westerly margin of 47th Avenue North formerly 6th Avenue, 180 feet to an alley.

Being the same property conveyed to Hooper H. Jackson and wife, Ruby Jo Jackson by deed from Paul Ackerman and wife, Celeste M. Ackerman of record in Book 3374, page 515, Register's Office for Davidson County, Tennessee. The said Hooper H. Jackson has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

This is improved property, known as: 4701 Elkins Ave., Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004.

Ruby J. Jackson

Ruby J. Jackson

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared Ruby J. Jackson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $212,000.00

Susan M. Alley

Affiant

Sworn and subscribed before me this the 30th day of April, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public