RETURN TO: 2307

First National Financial Title
205 Powell Place, Ste. 227
~~Brentwood, TN 37027~~

Davidson County DEEDWARR
Recvd: 05/10/04 13:19 2pgs
Fees:13.00 Taxes:1211.75
20040510-0053127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30, 2006

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Duffy (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 132-9
905 Pasedena Dr. (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 73
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Irving TX 75063 (CITY) (STATE) (ZIP)	

FOR AND 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, Cabot W. Hyde and wife, Helen A. Lee Hyde

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Duffy and wife, Jamey Duffy

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. 20 on the plan of subdivision of certain lots in Oak Hills Subdivision No. 1 of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 20 fronts 100.00 feet on the southerly margin of Glendale Park Avenue (now Pasadena Drive) extends back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Cabot W. Hyde and wife, Helen A. Lee by deed from Wallace Key Hollerman, Jr. and wife, Anne B. Hollerman of record in Book 11481, page 529, Register's Office for Davidson County, TN. Helen A. Lee now being Helen A. Lee Hyde.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6303, page 819 and to all matters shown on the plan of record in Book 547, page 52, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 905 Pasadena Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 16th day of April 2004

Cabot W. Hyde

Helen Hyde by , Atty-in-Fact
Helen A. Lee Hyde
By Cabot W. Hyde by Power of Attorney of record in Instrument No. 20040510-0053126 Register's Office for Davidson County, TN

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 Cabot W. Hyde

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

Commission expires 3-26-08

PHYLLIS REENA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 16, 2004 before me personally appeared Cabot W. Hyde to me known to be the person who executed the foregoing instrument in behalf of Helen A. Lee Hyde and acknowledged that she executed same as the free act and deed of said Helen A. Lee Hyde for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004 .

My Commission Expires:

_____

Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006