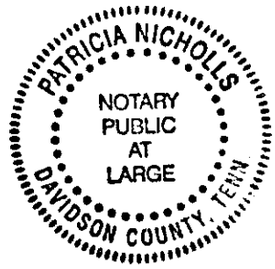
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/13/04 09:08 2pgs
Fees:13.00 Taxes:379.25



20040513-0055627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Ladawn Steen	First Horizon Home Loans d/b/a First Tennessee Home Loans	163-11E-34
(NAME)	(NAME)	
2940 Baby Ruth Lane, Unit 7	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, Signature Development, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty Ladawn Steen, unmarried, 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 all of Unit No. 7 on the Plan of Oak Grove Townhomes, of record in Instrument No. 20021126-0146722, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Signature Development, Inc., a Tennessee corporation, by Warranty Deed of record in Instrument No. 20020307-0028431 and corrected in 20030425-0056111, Register's Office for Davidson County, Tennessee.

*20040513-0055625

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brian Burns by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~X~~, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2940 Baby Ruth Lane Unit 7, Antioch, TN 37013

(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 my hand this 30th day of April, 2004.

Signature Development, Inc., a Tennessee corporation

By: Brian Burns, President by Terry DeSelms as Attorney-in-Fact

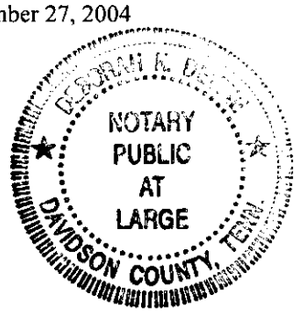
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Development, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, President of Signature Development, Inc., through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Development, Inc.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public