PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(km) Title No: 45584
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/24/04 11:04 2pgs
Fees:13.00 Taxes:660.45
20040524-0060489

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christi D. Smalling Judith D. Smalling 347 Lynn Drive Nashville, Tennessee 37211	First Horizon Home Loan Corp P.O. Box 7481 Springfield, Ohio 45501

TAX MAP-PARCEL NUMBERS: 147-01-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Garman**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christi D. Smalling and Judith D. Smalling, 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. 463 on the Plan of Caldwell Hall, Section Six of record in Book 2900, Page 148, amended in Book 3282, Page 358, Register's Office for said County.

Said Lot No. 463, which is a corner lot, fronts 105 feet on the southerly margin of Lynn drive and fronts 110 feet on the easterly margin of Binkley drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 127 feet on the southerly line and 91.8 feet on the westerly line, to a point of intersection.

Being the same property conveyed to Mark A. Garman by deed from Mary McCord Sutton, unmarried of record in Book11414, Page 417, Register's Office for Davidson County, Tennessee,

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 148 as amended in Book 3282, Page 358, said Register's Office, which Plan shows a 30foot minimum building setback line from Lynn Drive and Binkley Drive.

This is improved property, known as: 347 Lynn Drive, Nashville, Tennessee 37211

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 21st day of May, 2004.

Mark A. Garman

State of TENNESSEE
County of DAVIDSON

On this 21st day of May, 2004 , before me the undersigned authority, personally appeared Mark A. Garman , 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: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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 $178,500.00

Affiant

Sworn and subscribed before me this the 21st day of May, 2004

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public