PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/03/04 15:27 2pgs
Fees:13.00 Taxes:436.60
20040603-0065617

W & I Ref:(_____) Title No: 45480
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Diane L. Baker 202 Wynbrook Court Nashville, TN 37221	First Horizon Home Loan Corporation 111 Westwood Place Suite 109 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142-07-D-202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary L. Sain**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane L. Baker**, unmarried 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of Wynbrook Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, ash shown on Exhibit "A: to the Master Deed of record in Book 7285, Page 918 amended in Book 7507, Page 271 as Exhibit "C" to the Master Deed Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Lynn Sain, unmarried person, by deed from Alan D. Hall and Vickie P. Hall dated September 15, 1998 and filed of record on September 21, 1998, in Book 11119, Page 509 Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" to the Master Deed in Book 7285, Page 918 amended in Book 7507, Page 271 as Exhibit "C" to the Master Deed, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description thereof The Declaration of Covenants, Conditions and Restrictions of record in Book 7285, page 918 amended in Book 7507, Page 241, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 202 Wynbrook Court, Nashville, Tennessee 37221

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 28th day of May, 2004.

Mary Lynn Sain

Mary L. Sain

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2004 , before me the undersigned authority, personally appeared Mary L. Sain , 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.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $118,000.00

Deane L Baker

Affiant

Sworn and subscribed before me this the 28th day of May, 2004

My Commission Expires: _____

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

Notary Public

My Commission Expires MAY 30, 2004