WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 15:12 2pgs
Fees:13.00 Taxes:995.30
20040607-0067136

ANN M. LEDE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~270,000.00~~ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Kirchoff (NAME)	First Horizon Home Loan Corporation (NAME)	142-16-A-57
1216 Bedfordshire Court (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Thomas R. Scales and wife, Beverly Scales

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Kirchoff and wife, Jane M. Bentz

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 lying in the General Services District of Davidson County, being part of a Plat of Devon Park Phase II (Lot 51) as of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas R. Scales and wife, Beverly Scales by deed dated 7/18/86 from Unique Construction of Tennessee, Inc. of record in Book 6928, page 732, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 1216 Bedfordshire Court, Nashville, Tn 37221
(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 7th day of May, 2004

Thomas R Scales
Thomas R. Scales

Beverly Scales By Thomas R Scales
Beverly Scales ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Beverly Scales~~ Thomas R. Scales

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of May, 2004.

Commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

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 WILLIAMSON

On this, 7th day of May, 2004, personally appeared before me, Thomas R. Scales, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ~~Thomas R. Scales~~ Beverly Scales and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 7th day of May, 2004

My commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires