Return To:
First Title & Escrow
File Box 9B
#22927

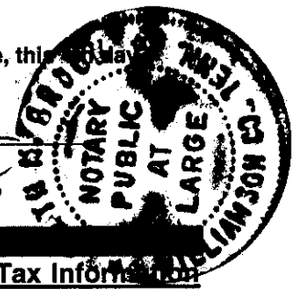
Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00 ~~XXXXXXXX~~ $287,000.00

Patricia Green
Affiant

Subscribed and sworn to before me, this 4th day of June, 2004.

Beth M. Brock
Notary Public
My commission expires: 5/14/05



Davidson County DEEDWARR
Recvd: 06/10/04 13:44 2pgs
Fees:13.00 Taxes:1061.90
20040610-0068964

03-0405-31968

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Marcy J. Abel	First Horizon Home Loan	116-03-130
158 Woodmont Boulevard	2525 West End Avenue, #400	
Nashville TN 37205	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas W. Hagood and wife, Margaret M. May, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marcy J. Abel, hereinafter called the Grantees, their successors 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 the southerly 75 feet of Lot No. 104 on the Map of Kenner-Manor Land Company's Second Subdivision, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lot No. 104 fronts 75 feet on the easterly side of Woodmont Avenue or Boulevard and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Thomas W. Hagood and wife, Margaret M. May by deed from Lala Brubaker, Arthur Edward Brown, Jr., and June Brown Doak, Beneficiaries under the Last Will and Testament of Moss M. Brown of record in Book 9448, Page 356, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 158 Woodmont Boulevard, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of June, 2004.

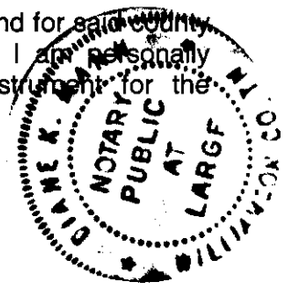
Thomas W. Hagood

Margaret M. May

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas W. Hagood and Margaret M. May, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of June, 2004.



Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05