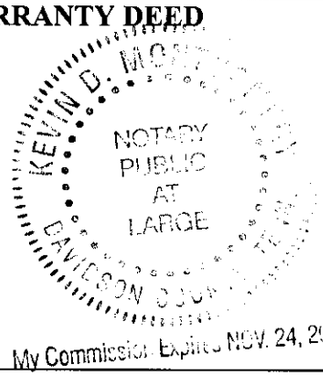
WARRANTY DEED



My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Ann M Ewing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

Box 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann McGavock Ewing	First Horizon Home Loan Corporation	Parcel 77 Map 91-15
(NAME)	(NAME)	
5311 Nevada Avenue	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Irving, TX 75063	
(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, **LUCY E. CUETTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN MCGAVOCK EWING, 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, described as follows:

Beginning at the south margin of Nevada Avenue, the northeast corner of Horace Berry property; thence with Horace Berry's line, south 320 feet to an iron pin, the southwest corner of Horace Berry's property and the southeast corner of this tract; thence west 50 feet to an iron pin, the southeast corner of this tract; thence north 320 feet to an iron pin in the margin of Nevada Avenue; thence east with the south margin of Nevada Avenue, 50 feet to the point of beginning, according to survey by John B. Kohl , III, RLS Tennessee No. 100, 400 – 7th Avenue South, Nashville, Tennessee 37203, dated September 29, 1994.

Being the same property conveyed to Lucy E. Cuetter by deed from Melissa L. Matthews (now Miggo) of record in instrument #20010918-0100707, said Register's Office.

This conveyance is subject to 2004 real property taxes which have been prorated and assumed by the grantee(s) and all easements and restrictions plan of record.

unimproved ☐

This is improved ☒ property, known as 5311 Nevada Avenue, Nashville, TN 37209

(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 18th day of June, 2004.

Lucy E. Cuetter
Lucy E. Cuetter

Davidson County DEEDWARR
Recvd: 06/22/04 15:12 2pgs
Fees:13.00 Taxes:851.00

20040622-0074006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy E. Cuetter, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June, 2004.

Commission expires:

Notary Public