	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$283,500.00.** Affiant Subscribed and sworn to before me, this the 25th day of June, 2004. Notary Public My commission expires: 10-3-06 (AFFIX SEAL)

LINDA J. NORVELL NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Meredith Amanda McGraw	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 116-4, Parcel 33.01**
196 Kenner Avenue	**2525 West End Avenue, Suite 400**	Davidson County DEEDWARR Recvd: 06/29/04 12:03 2pgs Fees:13.00 Taxes:1048.95 20040629-0077033
Nashville, TN 37205	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alfredo J. Artiles and wife, Angela Arzubiaga

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith Amanda McGraw

HEREINAFTER CALLED THE GRANTEES, HER 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, TN, being part of Lot No. 28 and that part of a 10 foot reserved strip immediately in the rear of same on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Beginning on the northeasterly margin of Kenner Avenue, at a point 66 feet southeasterly from the corner of Lots Nos. 27 and 28, said point being the southeast corner of the property conveyed to H.H. Piper and wife, by deed from Mrs. Alice Criswell, of record in Book 1019, Page 251, said Register's Office; thence with said Piper's southeasterly line, northeasterly 106 feet , more or less, to the northerly line of a 10 foot reserved strip; thence with said line, eastwardly 118 feet, more or less, to the northwest corner of the property conveyed to G. Miller Barnett and wife, by deed from Frank K. Blair and wife, of record in Book 767, Page 223, said Register's Office; thence with said Barnett's northwesterly line southwestwardly 190 feet, more or less, to the northeasterly margin of Kenner Avenue; thence with said Avenue,northwestwardly 68 feet to the beginning.

Being the same property conveyed to Alfredo J. Artiles and wife, Angela Arzubiaga by deed from Brent G. Ray, married, of record in Instrument #20001129-0117246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **196 Kenner Avenue, 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 GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 25th day of June, 2004.

Alfredo J. Artiles by Martha Ballard His Attorney-in-fact

Alfredo J. Artiles
By: Martha Ballard
His Attorney-In-Fact

Angela Arzubiaga by Martha Ballard Her Attorney-in-fact

Angela Arzubiaga
By: Martha Ballard
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared MARTHA BALLARD with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for ALFREDO J. ARTILES and wife, ANGELA ARZUBIAGA, the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of ALFREDO J. ARTILES and wife, ANGELA ARZUBIAGA the within named bargainor(s) by the said MARTHA BALLARD as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 25th day of JUNE, 2004.

NOTARY PUBLIC

My Commission Expires: 10-3-06

