SSB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/04 10:21 2pgs
Fees:13.00 Taxes:906.50

20040701-0078290

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $245,000.00.

Affiant

Subscribed and sworn to before me this 25 day of June, 2004

Notary Public
My Commission Expires Sept.

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-23-07

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erica Bell	SAME C/O FIRST HORIZON HOME LOAN	083-05-0-331.00
1413 Sumner Avenue	400 HORIZON WAY	
Nashville, TN 37214	IRVING, TX 75063	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jana K. Baber**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erica Bell and Phillip Vick**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. Lot 24 on the plan of Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point on the northerly side of Sumner Avenue, the common corner of Lots Nos. 24 and 25, thence westwardly with the northerly margin of Sumner Avenue, 100 feet to an alley, thence northeastwardly with the easterly margin of said alley, 154.1 feet to the southerly margin of another alley; thence eastwardly with the southerly margin of said alley, 64.5 feet to the westerly line of said Lot No. 25; thence southwardly with the line between said Lots 24 and 25, 150 feet to the point of beginning.

Being the same property conveyed to Jana K. Baber, by deed from Jacqueline M. Long, unmarried, on December 29, 1998, of record in Book 11279, page 732, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 36, Register's Office Davidson County, Tennessee.

This is improved property known as: **1413 Sumner Avenue, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 hands this June 25, 2004.

Jana K. Baber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jana K. Baber** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 25, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07