This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 07/06/04 11:40 3pgs
Fees:18.00 Taxes:418.10
20040706-0079878

ADDRESS NEW OWNER:
Mandy M. Parkerson
1100 Richard Lee Circle
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Horizon Home Loan Corporation
4000 Horizon Way
Irving, Texas 75063

MAP **075-12-0**
GROUP
PARCEL **51.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy James and wife, Donna James** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Mandy M. Parkerson, unmarried**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 50 on the Plan of Section Four, First Revision, Meadows of Tulip Grove, as of record in Plat Book 9700, page 252, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy James and wife, Donna James by deed from Tacopa Land, LLC dated January 31, 1997, of record in Book 10340, page 155, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Richard Lee Circle, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2004, a lien not yet due and payable. Map 075-12-0, Parcel 51.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 252, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

3. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 10100, page 337, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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, her heirs and assigns, forever; and,

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 1st day of July, 2004.

Timothy James

Timothy James

Donna S. James

Donna James

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Timothy James and wife, Donna James**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2004.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

My Commission Expires: 12/15/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

Lisa Groom
AFFIANT

Subscribed and sworn to before me on this 1st day of July, 2004.

Wendy L Locke
NOTARY PUBLIC
My Commission Expires 6-9-07

