FILE BOX 45

WARRANTY DEED

FILE BOX 45

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jordan Matthew Locke	First Horizon Home Loan Corporation	Map 161
5129 Raywood Lane	P.O. Box 146	Group 4
Nashville, TN 37211	Memphis, TN 38101	Parcel 85

FOR AND IN 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

Elbert O. Garner and Ruby Pearl Garner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jordan Matthew Locke, 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:

Being Lot No. 38 on the Plan of Goodrich Heights, as of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 100 feet on the southwesterly margin of Raywood Lane and extends back 190.25 feet on the northwesterly line and 190.75 feet on the southeasterly line, to a rear line, measuring 19.7 feet.

Being the same property conveyed to Elbert O. Garner, Jr. and Ruby Pearl Garner, as joint tenants with right of survivorship, by Quitclaim Deed from Charles B. Reasor, Jr., Trustee, of record in Instrument 20010625-0067221, said Register's Office, dated June 25, 2001. See also deed of record in Book 4282, Page 386, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2794, Page 363; Book 2864, Page 198, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 60, said Register's Office.

Power of Attorney of record in Book 8768, Page 892, said Register's Office.

Elbert O. Garner, Jr. and Elbert Overton Garner being one in the same person.
Ruby Pearl Garner and Pearl Garner (Mrs. J.L. Garner) being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5129 Raywood Lane, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 07/19/04 10:19 2pgs
Fees:13.00 Taxes:329.30
20040719-0085717

Witness our hands this 16th day of July, 2004.

Elbert O. Garner

Ruby Pearl Garner
By: Elbert O. Garner, Attorney-in-Fact

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 Elbert O. Garner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Elbert O. Garner, a/k/a Elbert Overton Garner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Ruby Pearl Garner, a/k/a Pearl Garner, as her Attorney-in-Fact as the free act and deed of the within named Ruby Pearl Garner.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.