Davidson County DEEDWARR
Recvd: 07/23/04 15:24 2 pgs
Fees:13.00 Taxes:747.40
20040723-0088529

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43209**

WARRANTY DEED

NOTARY PUBLIC AT LARGE — ANGELA M. LAKE — RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$202,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-25-2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JAMES A. McCORMACK et ux **1610 Woodland Street** **Nashville, TN 37206**	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans 4000 Horizon Way Irving, TX 75063	**83-10-205** **23W 7098**

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, SCOTT W. CHRISTIE and wife, JEAN R. CHRISTIE,** A/K/A JEAN ROSEN CHRISTIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. McCORMACK and wife, ERIN K. McCORMACK**

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 the westerly 52.0 feet of Lots Nos. 26, 27 and 28 on the Plan of Lockeland, The Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 26, 27 and 28 front 52.0 feet on the southerly side of Woodland Street, formerly Lindsley Avenue, and run back between parallel lines with the easterly margin of Evander Street 150.0 feet to a dead line.

BEING the same property conveyed to Scott W. Christie and wife, Jean R. Christie by deed from Sheron W. Winters, Unmarried, of record in Book 10554, page 936, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) **property known as 1610 Woodland Street, Nashville, Tennessee 37206**

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 our hands this 15th day of July, 2004.

Scott W. Christie
SCOTT W. CHRISTIE by Jon Hansen atty in fact

Jean R. Christie
JEAN R. CHRISTIE by Jon Hansen atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of July, 2004, before me personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of SCOTT W. CHRISTIE and wife, JEAN R. CHRISTIE, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SCOTT W. CHRISTIE and wife, JEAN R. CHRISTIE, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.