FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Syavada D. Clift
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2004

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Syavada D. Clift	First Horizon Home Loan Corp.	Map 150
3121 Stoney Brook Circle	P.O. Box 146	Group 07-0
Antioch, TN 37013	Memphis, TN 38101	Parcel 037.00

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

Ronnie Holman Reynolds and wife, Gilda Reynolds

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

Syavada D. Clift, an unmarried woman

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. 45, on the Plan of Towne Village of The Country, of record in Book 4200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 55.66 feet on the westerly margin of Stoneybrook Circle and extends back 140.36 feet on the northerly line and 167.5 feet on the southerly line to a dead line in the rear measuring 106.62 feet thereon.

Being the same property conveyed to Ronnie Holman Reynolds and wife, Gilda Reynolds by deed from Robert D. Seger, II and wife, Linda M. Seger, of record in Book 5802, Page 217, said Register's Office, dated September 30, 1981.

This conveyance is subject to Restrictive Covenants of record in Book 5289, Page 687, Register's Office for said County.

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 Book 4200, Pages 55 and 56, said Register's Office.
Power of Attorney of record in Instrument 20040730-0091684, said Register's Office.

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 3121 Stoney Brook Circle, Antioch, TN 37013

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 28th day of July, 2004.

Ronnie Holman Reynolds by Jackie Coulter as attorney in fact
Ronnie Holman Reynolds

Gilda Reynolds by Jackie Coulter as attorney in fact
Gilda Reynolds

Davidson County DEEDWARR
Recvd: 07/30/04 14:40 2pgs
Fees:13.00 Taxes:314.50

20040730-0091687

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, Jackie W. Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ronnie Holman Reynolds and Gilda Reynolds as their Attorney in Fact as the free act and deed of the within named Ronnie Holman Reynolds and Gilda Reynolds.
Witness my hand and official seal at Nashville, Tennessee the 28th day of July, 2004.

My Commission Expires: ~~04/29/05~~ 3/31/07

Notary Public

