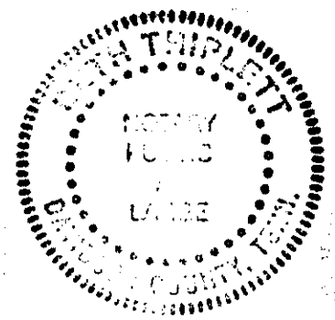
Box 13 # 8345

WARRANTY DEED



My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,100.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina Edgington	First Horizon Home Loan Corp.	134-13-78
(NAME)	(NAME)	
257 Eisenhower Drive	5775-E Glenridge Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ava A. Provance, unmarried and Carla S. Thomas, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina Edgington married, 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:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, Pages 34, 35, and 36, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 165 fronts 70.00 feet on the broken southerly margin of Eisenhower Drive and extends back 210.7 feet on the easterly line and 193.5 feet on the westerly line to a broker line in the rear, measuring 64.1 feet thereof.

Being the same property conveyed to Ava A. Provance , unmarried by deed of record in Book 10884, Page 149, Register's Office for Davidson County, Tennessee.

Carla S. Thomas joins in this conveyance for the sole purpose of waiving any interests that she may be granted in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 257 Eisenhower Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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: 08/03/04 12:19 2pgs
Fees:13.00 Taxes:451.77



20040803-0092797

Witness our hands this 21st day of July, 2004.

Ava A. Provance

Carla S. Thomas

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 Ava A. Provance and Carla S. Thomas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2004.

Commission expires: May 28, 2006

Notary Public

