Dav. Co. File Box 14-A
jtc file no. 17240-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/04 12:06 2pgs
Fees:13.00 Taxes:958.30
20040816-0098748

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$259,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Jarman **Amy K. Jarman**	**First Horizon Home Loan Corporation D/B/A** **First Tennessee Home Loans**	**Map 103-5A, Parcel 005.00CO**
105 Stoneway Close	**P.O. Box 146**	
Nashville, TN 37209	**Memphis, TN 38101**	

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,

Martha G. Likins, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Jarman and wife, Amy K. Jarman

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 part of Lot No. 87, Unit No. 5716-A, a Horizontal Property Regime Private Element Plat of Stoneway Close, as shown on the Plan of record in Plat Book 7900, page 199, Register's Office for Davidson County, Tennessee, as set forth in Declaration of Covenants, Conditions and Restrictions of record in Book 7746, page 265, as amended in Book 8218, page 539, Book 8306, page 577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete legal description.

Being the same property conveyed to William H. Likins and wife, Martha G. Likins by Deed from Landmark Homes of Tennessee, Inc., of record in Book 9200, Page 46, dated December 21, 1993, Register's Office for Davidson County, Tennessee. The said William H. Likins having since died. The property is vested in Martha G. Likins as the surviving tenant by the entirety.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7746, Page 265, as amended in Book 8218, page 539, and in Book 8306, page 577; and By-Laws of record in Book 7746, page 302, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (____) Unimproved (____) property, known as: **105 Stoneway Close, Nashville, TN 37209**

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 convenant 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 my/our hand(s) this **13th** day of **August, 2004.**

Martha G. Likins

Martha G. Likins

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 **Martha G. Likins, Unmarried,** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2004.**

Notary Public

My Commission Expires: 5/30/07

