Davidson County DEEDWARR
Recvd: 09/21/04 14:32 2pgs
Fees:13.00 Taxes:2035.00
20040921-0113631

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. STATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon L. Robison	First Horizon Home Loan Corporation	117-13-B-105
221 Kensington Park	P. O. Box 146	
Nashville, TN, 37215	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, I/WE,

Melinda G. Medlin and W. Craig Medlin, Co-Executors of the Estate of Hortense Medlin Downard

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

Gordon L. Robison and Michael S. Burchfiel, both unmarried, Joint Tenants with Rights of Survivorship

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 a certain building site identified as Lot No. 221, on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hortense Medlin Downard by Special Warranty Deed from Abbottsford Associates, a Tennessee general partnership composed of Kellco Financial Corporation, a Tennessee corporation and John H. Roe, Jr., of record in Book 7556, Page 288, Register's Office for Davidson County, Tennessee. The said Hortense Medlin Downard having since died. By Order of the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, Case Number 03P-920, the Co-Executors are authorized to sell the subject property, such order dated March 2, 2004.

Unimproved ( )
This is improved (X) property known as 221 Kensington Park, Nashville, TN 37215

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 my/our hand(s) this 15th day of September, 2004

Melinda G. Medlin Co-Executor
Melinda G. Medlin, Co-Executor of the Estate of Hortense Medlin Downard

W. Craig Medlin, co-executor
W. Craig Medlin, Co-Executor of the Estate of Hortense Medlin Downard
By: Melinda G. Medlin, Attorney in Fact
By: Melinda G. Medlin, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Melinda G. Medlin, Co-Executor of the Estate of Hortense Medlin Downard, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2004

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of September, 2004, personally appeared Melinda G. Medlin to me known to be the person who executed the foregoing instrument on behalf of W. Craig Medlin, Co-Executor of the Estate of Hortense Medlin Downard, as Attorney in Fact, and acknowledged that Melinda G. Medlin executed the same as the free act and deed of the said W. Craig Medlin, Co-Executor of the Estate of Hortense Medlin Downard,.

Witness my hand and official seal this 15th day of September, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006