Davidson County DEEDWARR
Recvd: 09/30/04 16:23 2pgs
Fees:13.00 Taxes:462.50

20040930-0118190

RECORD & RETURN TO:
Amy N. Rochford, Community Title Company 2200 Abbott Martin Road
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.

Affiant

Subscribed and sworn to me on September 30, 2004.

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
Our File Number; 2004-004

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey C. King and wife, Tammy R. King 2611 Acklen Ave. Nashville, TN 37212	First Horizon Home Loan Corp. 1555 W. Walnut Hill Ln., #200 Irving, TX 75038	Map 105-7 Parcel 368

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christine Estes and husband, Chester Franklin Estes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey C. King and wife Tammy R. King, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Rains Springs of record in Book 1, Page 109, Chancery Court at Nashville to which plan reference is here made for a complete description.

Being the same property conveyed to Christine Estes and husband, Chester Franklin Estes by deed from Virginia P. Patton, dated December 17, 2003, filed January 22, 2004, of record in Instrument No. 20040122-0008592, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Matters shown on plat of record in Plat Book 1, page 109, Chancery Court at Nashville, Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 128 Rains Avenue, Nashville, TN 37203.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on September 29, 2004.

Christine Estes

Chester Franklin Estes

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 30, 2004, before me personally appeared Christine Estes and husband, Chester Franklin Estes, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 30, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE