BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/04 09:20 2pgs
Fees:13.00 Taxes:740.00

20041007-0120992

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Madalena Walsh | First Horizon Home Loan Corporation | Map 83-10 |
| (NAME) | (NAME) | |
| 403 Lockland Drive | 4000 Horizon Way | Parcel 77 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Irving, TX 75063 | |
| (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, **JAMES L. KENNEDY, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MADALENA WALSH AND HUSBAND, CHRIS MCALLEN**, 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 Lots No. 160 and 161 on the Map of McEwen Plan of Lots called McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to James L. Kennedy, Esquire, Trustee of the William J. Harris Trust #2 by deed dated October 2, 1998 from Willie S. Ezell, a widow, of record in Book 11149, page 108, said Register's Office. Final Decree Confirming sale of record in Instrument #20010906-0096713, said Register's Office. And being the same property conveyed back to James L. Kennedy, Trustee, by Decree For Redemption of record in Instrument #20040204-0013844, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 322, page 133, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 403 Lockland Drive, Nashville, TN 37206

(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.

Witness my hand this 4th day of October, 2004.

James L. Kennedy, Trustee

James L. Kennedy, Trustee

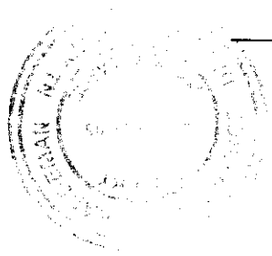
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Kennedy, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized to execute the within instrument as trustee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2004.

Commission expires:



Notary Public