Davidson County DEEDWARR
Recvd: 10/20/04 12:03 2pgs
Fees:13.00 Taxes:536.13
20041020-0126182

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of October, 2004

Notary Public

MY COMMISSION EXPIRES:

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
Donna J. Smith	First Horizon Home Loan Corp.	85-14-A-104
104 Riverstone Drive	5775-E Glenridge Drive, Ste. 100	
Nashville, TN, 37214	Atlanta, GA 30328	

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,

Joseph T. Lowrance and wife, Lynne N. Lowrance

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

Donna J. Smith, a single person

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 Unit No. 104, on the Plan of Phase One, Riverstone Condominiums, of record in Plat Book 6200, page 466, amended in Book 6900, page 317, a horizontal property regime established by Master Deed and By-Laws of record in Book 6998, page 839 and restated in Book 7245, page 211, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph T. Lowrance, an unmarried man, by Warranty Deed from Mauri Hall, an unmarried woman, of record in Instrument No.: 20030220-0022772, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 104 Riverstone Drive, Nashville, TN 37214

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 8th day of October, 2004

Joseph T. Lowrance by Lynne N. Lowrance A.I.F.
Joseph T. Lowrance by Lynne N. Lowrance,
Attorney in Fact

Lynne N. Lowrance
Lynne N. Lowrance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of October, 2004, personally appeared Lynne N. Lowrance to me known to be the person who executed the foregoing instrument on behalf of Joseph T. Lowrance as Attorney in Fact, and acknowledged that Lynne N. Lowrance executed the same as the free act and deed of the said Joseph T. Lowrance.

Witness my hand and official seal this 8th day of October, 2004.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

State of Tennessee
County of Davidson

On this the 8th day of October, 2004, personally appeared Lynne N. Lowrance to me known to be the person who executed the foregoing instrument and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and official seal this 8th day of October, 2004.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006