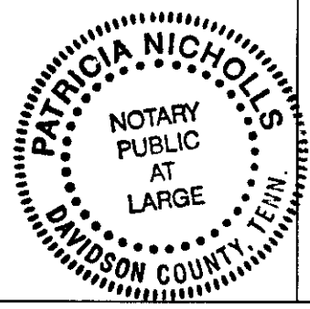
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arlen J. Floyd	First Horizon Home Loan Corporation	Map 73
2420 Ridgeland	1555 W. Walnut Hill Lane, Suite 200	Group 12
Nashville, TN 37214	Irving, TX 75038	Parcel 22

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

Eddie J. Benoit, Jr. and wife, Ruth T. Fleming

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Arlen J. Floyd, an unmarried 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 Lot No. 244, on the Plan of Section Two, Sunset View, of record in Book 2663, Page 52, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Eddie J. Benoit, Jr. and Ruth T. Fleming, husband and wife, by deed from Christopher W. Conger and Tracy D. Conger, husband and wife, of record in Instrument 20011106-0121859, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2492, Page 631 and Book 2752, Page 594, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 2663, Page 52, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6489, Page 431, said Register's Office.

Power of Attorney of record in Instrument 20041101-0130779, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2420 Ridgeland, 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 our hands this 29th day of October, 2004.

Eddie J. Benoit, Jr.

Ruth T. Fleming
By: Eddie J. Benoit, Jr., Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/01/04 12:48 2pgs
Fees:13.00 Taxes:547.60

20041101-0130780

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 Eddie J. Benoit, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Eddie J. Benoit, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Ruth T. Fleming, as her Attorney-in-Fact, as the free act and deed of the within named Ruth T. Fleming.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.