THIS INSTRUMENT PREPARED BY:
Jim Corley
Corley & Kelly, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615)441-0001

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

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY-FOUR THOUSAND AND 00/100 DOLLARS ($184,000.00), the receipt of which is hereby acknowledged, I, **EMILY H. HEYSHAM, an unmarried widow, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **JAMES WOODWARD and wife, PATRICIA WOODWARD, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land as follows:

LAND in Davidson County, Tennessee, being Lot No.1 on the Plan of Dunaway Woods, Section 1, of record in Book 5200, Page 132, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to George A. Heysham and wife, Emily H. Heysham by deed from Morris Eshaghpour Contracting Corporation, of record in Book 6661, Page 534, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Emily H. Heysham, upon the death of her husband, George A. Heysham, by reason of their tenancy by the entirety.

This conveyance is subject to all matters as shown on the plan of record in Book 5200, Page 132; this conveyance is subject to restrictive covenants of record in Book 5393, Page 651 as amended in Book 5484, Page 222; this conveyance is subject to a public utility easement of record in Book 10073, Page 819; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 12 day of November, 2004.

Emily H. Heysham
EMILY H. HEYSHAM

Davidson County DEEDWARR
Recvd: 11/15/04 12:54 2pgs
Fees:13.00 Taxes:680.80
20041115-0136811

STATE OF TENNESSEE

COUNTY OF Wilson

On this 12 day of November, 2004, before me personally appeared **EMILY H. HEYSHAM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 12 day of November, 2004.

James R. Conley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CONLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

* *

STATE OF TENNESSEE

COUNTY OF Wilson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $184,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Emily H. Heysham
Affiant

Sworn to and subscribed to before me this 12 day of November, 2004.

James R. Conley
NOTARY PUBLIC

My commission Expires: 5-21-2007

JAMES R. CONLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

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THIS IS IMPROVED PROPERTY KNOWN AS:
7570 George E. Horn Road, Nashville, TN 37221

MAP & PARCEL - 128-9-064.00

ADDRESS OF NEW OWNER:
James Woodward and wife, Patricia Woodward
7570 George E. Horn Road
Nashville, TN 37221

SEND TAX BILLS TO:
First HOrizon HOme Loan Corporation
2525 West End Avenue, Suite 400
Nashville, TN 37203