THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,175,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2004. Notary Public MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon L. Parks, III	First Horizon Home Loan Corporation, DBA First Tennessee Home Loans	MAP 116-7
5 Lynnwood Lane	P. O. Box 7481	PARCEL 90
Nashville, TN 37205	Springfield, OH 45501	
(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, **T. Scott Fillebrown, Jr. and wife, Lavinia J. Fillebrown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leon L. Parks, III and wife, Elizabeth S. Parks**

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 Lot No. 2 on the Plan of the Resubdivision of Lots No. 3 through 10, Royal Oaks, of record in Book 3700, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to T. Scott Fillebrown, Jr. and wife, Lavinia J. Fillebrown by deed from Sheridan Construction Company, of record in Book 4035, page 115, Register's Office for Davidson County, Tennessee.

INCLUDED is the easterly 25 feet of Dupont Avenue, which was closed by Ordinance No. 90-11 by the City of Belle Meade, which portion of the said DuPont Avenue bordering along the above referenced property conveyed to T. Scott Fillebrown and wife, Lavinia J. Fillebrown by Quitclaim Deed of record as Instrument No. 20041115-0136836, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **5 Lynnwood Lane, Nashville, TN 37205.**

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 the 27th day of October, 2004.

Davidson County DEEDWARR
Recvd: 11/22/04 11:07 2pgs
Fees:13.00 Taxes:4347.50
20041122-0139651

T. Scott Fillebrown, Jr.

Lavinia J. Fillebrown

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 **T. Scott Fillebrown, Jr.** the bargainor -, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor -, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2004.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE 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 said County and State, the within named **Lavinia J. Fillebrown** the bargainor -, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor -, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of October, 2004.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.