WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/04 14:56 2pgs
Fees:13.00 Taxes:290.82

20041201-0143178

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,600.00

James B. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF November 2004

NOTARY
Notary Public
LARGE

MY COMMISSION EXPIRES 11-26-2005
(AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Young (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 096-06-0
808 Ember Lake Drive (ADDRESS)	D/B/A First Tennessee Home Loans P.O. Box 146 (ADDRESS)	PARCEL 139.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Kay Hall Stephens and Richard Wilson Hall and Nancy Hall McCown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Young and wife, Beverly S. Young

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. 56 on the Map of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County.

Being the same property conveyed to Kay Hall Stephens, Richard Wilson Hall, and Nancy Hall McCown by deed from Mary Josephine Davis of record in Book 8403, Page 69, Register's Office, Davidson County, Tennessee.
Josephine B. (Hall) Davis, Josephine B. Davis and Mary Josephine Davis is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 2810 Hastings Road, Nashville, TN 37214
(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 our hand s this 29th day of November, 2004

Kay Hall Stephens
Kay Hall Stephens

Nancy Hall McCown
Nancy Hall McCown

Richard Wilson Hall
Richard Wilson Hall

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 Kay Hall Stephens and Richard Wilson Hall and Nancy Hall McCown

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public