RECORD 1ST

BOX 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/04 13:33 2pgs
Fees:13.00 Taxes:1961.00

20041228-0153080

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$530,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of December, 2004

Notary Public
My Commission expires 4-23-07

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tamay Ozari	First Horizon Home Loans Corporation	157-00-0-095.00
2441 Old Hickory Boulevard	2525 West End Avenue	
Nashville, TN 37221	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quinn Capers, IV and wife, Cheryl Armstrong Capers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tamay Ozari, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Section One, Devonshire Manor, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quinn Capers, IV and wife, Cheryl Armstrong Capers, by deed from Robert O. Mallernee and wife, Becky L. Mallernee, on July 1, 1999, of record in Book 11563, page 734, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 122 and 123, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5381, page 394; and Book 5580, page 507, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 7790, page 507, Register's Office for Davidson County, Tennessee
- Homeowners Association Charter of record in Book 7584, page 337, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2441 Old Hickory Boulevard, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 20, 2004.

Quinn Capers, IV

Cheryl Armstrong Capers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Quinn Capers, IV and wife, Cheryl Armstrong Capers** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2004

My commission expires Geraldine S Moran Dec 1, 2007

Geraldine S Moran
Notary Public

GERALDINE S MORAN, NOTARY PUBLIC
COMM EXP Dec 1, 2007
STATE OF OHIO