RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF Tennessee
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 01/18/05 14:58 2 pgs
Fees:13.00 Taxes:314.13

20050118-0006228

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Marie Keough 734 Kent Drive Nashville, TN 37214	First Horizon Home Loans 5775-E Glenridge Drive, Ste. 100 Atlanta, GA 30328	096090A73400

FOR AND IN CONSIDERATION of the sum of **Eighty Four Thousand Nine Hundred Dollars and Zero Cents ($84,900.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Cheri E. Fortenberry,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Erin Marie Keogh, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. 734, on the Plan of Emery Place Condominiums, of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cheri E. Fortenberry by Warranty Deed from Rhonda L. Zollars, recorded 10/28/98, in Book 11174, Page 92, Register's Office of Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 10th day of January, 2005.

Cheri E. Fortenberry by Charles Gilbert Jones, Attorney in Fact

By:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Charles Gilbert Jones Attorney-in-Fact for Cheri E. Fortenberry, 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 seal, this the 10th day of January, 2005.

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

Notary Public

My commission expires: 9/30/06