WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00561CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy E. Smotherman	First Horizon Home Loan Corp.	MAP:131 04 0
1135 Brookmeade Drive	1555 W. Walnut Hill Lane, #200	Parcel:227.00
Nashville, TN 37204	Irving, TX 75038	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS L. TALBOT, SUCCESSOR TRUSTEE OF THE SARAH G. TALBOT REVOCABLE LIVING TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY E. SMOTHERMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1135 Brookmeade Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand on the 17th day of February, 2005.

Thomas L. Talbot, successor Trustee of the Sarah G. Talbot Revocable Living Trust

BY: Thomas L. Talbot successor Trustee of the Sarah G. Talbot Revocable Living Trust
Thomas L. Talbot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, THOMAS L. TALBOT, SUCCESSOR TRUSTEE OF THE SARAH G. TALBOT REVOCABLE LIVING TRUST, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of February, 2005.

RHONDA JEAN TALBOT
NOTARY
PUBLIC
AT
LARGE
SHELBY COUNTY, TN

Notary Public Rhonda Jean Talbot

My Commission Expires: ~~MY COMMISSION EXPIRES:~~ **May 20, 2008**

Davidson County DEEDWARR
Recvd: 02/24/05 08:35 2 pgs
Fees:13.00 Taxes:758.50

20050224-0020163

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 38 ON THE MAP OF DUNCANWOOD, AS OF RECORD IN BOOK 1424, PAGE 139, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 38 FRONTS 110 FEET ON THE SOUTH SIDE OF BROOKMEADE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 182 FEET TO A DEAD LINE. SARAH G. TALBOT, HAVING SINCE DIED 8/3/2004, THE PROPERTY IS NOW VESTED IN TOM TALBOT, SUCCESSOR TRUSTEE OF THE SARAH G. TALBOT REVOCABLE LIVING TRUST.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM SARAH G. TALBOT, TRUSTEE U/A/D MARCH 10, 1993 TO SARAH G. TALBOT, TRUSTEE U/A/D, NOVEMBER 2, 1995, AND ANY AMENDMENTS THERETO AS RECORDED ON THE 31ST DAY OF JANUARY, 1996 IN BOOK 9932, PAGE 271; QUITCLAIM DEED FROM JAMES L. TALBOT AND SARAH G. TALBOT, INDIVIDUALLY TO JAMES L. TALBOT AND SARAH G. TALBOT, TRUSTEES U/A/D MARCH 10, 1993 AS RECORDED ON THE 11TH DAY OF MARCH, 1993 IN BOOK 8885, PAGE 425; WARRANTY DEED FROM GLENN B. HOSMAN, JR. AND WIFE, JUDITH ANN HOSMAN TO JAMES L. TALBOT AND WIFE, SARAH G. TALBOT AS RECORDED ON THE 19TH DAY OF JULY, 1976 IN BOOK 5047, PAGE 196, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.