FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Scott Thompson	First Horizon Home Loan Corp.	Map 119
4604 General Lowery Drive	P.O. Box 146	Group 1
Nashville, TN 37215	Memphis, TN 38101	Parcel 320

FOR AND IN 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

Juli Schumann, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John Scott Thompson and wife, Angela G. Thompson
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:

Being Lot No. 126 and 1/2 of Lot No. 125, on the plan of Subdivision of Overhill City Lane Company and W.H. Fox, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 and 1/2 of Lot No. 125 adjoin and front together 75 feet on the southerly margin of Rose Street and extend back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Juli Schumann by Quitclaim Deed from First Choice Investments, Inc., of record in Instrument 20040715-0084793, dated July 13, 2004, Register's Office for said County. See also previous deed of record in Instrument 20010208-0012617, dated February 8, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 21, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 213-215 Rose Street, Nashville, TN 37210

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 my hand this 31st day of March, 2005.

Juli Schumann

Davidson County DEEDWARR
Recvd: 04/04/05 10:25 2 pg:
Fees:13.00 Taxes:418.10

20050404-0036060

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 Juli Schumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.