WARRANTY DEED

G-CBB-05-0430

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,400.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maryanne Brockett	First Horizon Home Loan Corp.	
430 Thomas Jefferson Circle	(NAME) 1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Irving, TX 75038	034-05-A 22.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHOY DOYLE PEARSON AND WIFE, CANDACE N. PEARSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARYANNE BROCKETT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22, MONTICELLO MANOR, as shown on plat of record in Plat Book 6250, page 551, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Doyle Pearson, unmarried by Deed from Louie A. Belt, Jr. and wife, Nancy Belt, recorded the 24th day of April, 1997 in Deed Book 10427, Page 164, in the Register's Office of Davidson County, Tennessee. Said Anthony Doyle Pearson having since married to Candace N. Pearson. Candace N. Pearson joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6250, page 551; Book 6643, page 958; Book 6643, page 950; Book 11259, page 994; Instrument Number 20050228-0021548; Book 6643, page 966; Book 6716, page 749; Book 6717, page 362; Book 3370, page 148; Book 3370, page 156; Book 4530, page 215, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/04/05 15:41 2 pgs
Fees:13.00 Taxes:319.68
20050404-0036573

unimproved ( )
This is improved (X) property, known as 430 Thomas Jefferson Circle, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of March, 2005.

Anthony Doyle Pearson
Anthey Doyle Pearson

Candace N. Pearson
Candace N. Pearson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthoy Doyle Pearson and Candace N. Pearson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903