Return to:
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027
B-4476

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: 1-22-09 (AFFIX SEAL)
G-CBA-05-2726	

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

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
Russell Clay Fankhauser	First Horizon Home LN (NAME)	
2726 Linmar Avenue (ADDRESS)	4000 Horizon Way (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	IRVING, TX 75063 (CITY) (STATE) (ZIP)	104-14-0-D-10.00 CO

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 ALISA G. MCMURTRY AND HUSBAND, DAVID MILNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUSSELL CLAY FANKHAUSER*, 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:

*unmarried

Land in Davidson County, Tennessee, being Unit 10, LINMAR PLACE III, as established under Master Deed of record in Book 7887, page 558 and amended in Book 8103, page 984, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Alisa G. McMurry, a married person by Warranty Deed from Alisa R. Tate, an unmarried person, recorded the 31st day of July, 2002 in Instrument No. 20020731-0091707 re-recorded at Instrument No. 20040218-0018982, in the Register's Office of Davidson County, Tennessee. David Milner joins in this instrument for the purpose of conveying any and all marital 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 Book 3873, page 966; Plat Book 7887, page 558 and amended in Plat Book 8103, page 984; Book 4740, page 21; Book 4844, page 611; Book 7852, page 631, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2726 Linmar Avenue, Nashville, Tennessee 37215
(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 30th day of March, 2005.

Alisa G. McMurtry

David Milner

Davidson County DEEDWARR
Recvd: 04/07/05 15:12 2 pgs
Fees:13.00 Taxes:584.50
20050407-0038507

STATE OF Tennessee
COUNTY OF Davidson

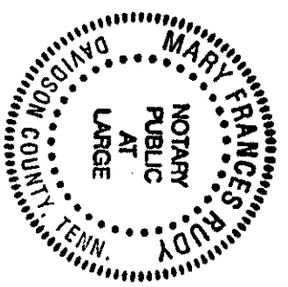
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alisa G. McMurtry and David Milner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 30th day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903