WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-STM-05-1406

Davidson County DEEDWARR
Recvd: 04/12/05 13:55 3 pgs
Fees:18.00 Taxes:621.60
20050412-0040433

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
Kathleen Marie O'Neill	First Horizon Home Loan Corp.	
1406 5th Avenue North	(NAME) 1755 Lynnfield, Bldg D, Suite 100	
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Memphis, TN 38119	82-9-88
(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 DAVID P. RUSSELL AND WIFE, JOANNE M. RUSSELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN MARIE O'NEILL, 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:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 1406 5th Avenue North, Nashville, Tennessee 37208
(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 8th day of April, 2005.

David P. Russell
David P. Russell

Joanne M. Russell by
Joanne M. Russell
David Russell Attorney in fact

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Russell, 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 8th day of April, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David P. Russell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Joanne M. Russell and acknowledged that he/she executed the same as the free act and deed of the said Joanne M. Russell .

Witness my hand and official seal at
Nashville, Tennessee
on this the 8th day of April, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

Exhibit "A"

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 40 FEET OF LOT NO. 64 ON THE PLAN OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 64 FRONTS 40 FEET ON THE EASTERLY SIDE OF 5TH AVENUE, NORTH, FORMERLY SUMMER STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 174 FT., MORE OR LESS TO AN ALLEY.

TRACT NO. II: A STRIP OF LAND 9 INCHES IN WIDTH, BEING A PART OF THE NORTH PORTION OF LOT NO. 65 IN THE D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID 9 INCH STRIP OF LAND RUNS ALONG THE DIVIDING OR MARGINAL LINE BETWEEN LOTS 64 AND 65 ON SAID PLAN, FRONTING 9 INCHES ON THE EAST SIDE OF 5TH AVENUE, NORTH, FORMERLY N. SUMMER STREET, AND RUNNING BACK BETWEEN PARALLEL LINES, FOLLOWING SAID MARGIN BETWEEN SAID TWO LOTS, A DISTANCE OF 172 FT. MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. RUSSELL AND WIFE, JOANNE M. RUSSELL BY WARRANTY DEED FROM STEPHEN CHAISSON, UNMARRIED, RECORDED THE 12TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050112-0004498, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in the Plat Book 10, page 606 & 609; Instrument Number 20031017-0153873, in the Register's Office, Davidson County, Tennessee.