Davidson County DEEDWARR
Recvd: 05/02/05 10:19 1 pgs
Fees:13.00 Taxes:425.13

20050502-0048337

WARRANTY DEED

BW-20050089

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF April, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Deborah Jones	First Horizon Home Loans	150-11-108
3429 New Towne Road	5775-E Glenridge Drive Ste 100	
Antioch, TN 37013	Atlanta, GA 30328	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BETTY J. PEMBERTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DEBORAH JONES, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 217 on the Plan of Towne Village of Country Section 3 of record in Plat Book 5200, page 268, and 269, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Betty J. Pemberton by Warranty Deed from William Terry Wagner and wife, Kerri C. Wagner, dated 06/28/02 and recorded 07/12/02 in Instrument Number 20020712-0084128, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3429 New Towne Road, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 20th day of April, 2005:

Betty J. Pemberton

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BETTY J. PEMBERTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2005.

April G Nichols
Notary Public

My Commission Expires: 6.26.07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN