Box 14 A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.** Affiant Subscribed and sworn to before me, this the 20th day of May, 2005. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin Moser	**FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS**	**Map 117-08-0-E, Parcel 001co**
1503B Ferguson Avenue	**4000 Horizon Way**	Davidson County DEEDWARR Recvd: 05/24/05 14:34 2 pg Fees:13.00 Taxes:1147.00
Nashville, TN 37212	**Irving, Texas 75063**	20050524-0058662

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,

Jerry W. Owens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Moser

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:

LAND in Davidson County, Tennessee, being Unit No. 1 in Ferguson Townhomes, a Private Element Horizontal Property Regime, located on Ferguson Avenue in Nashville, Davidson County, Tennessee, and described in the Master Deed and By-Laws for Ferguson Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 2040614-0069845 and corrected in Instrument No. 20040617-0071637; Restrictive Covenants contained in Instrument No. 20040430-0048979. Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Ferguson Townhomes, a Private Element Horizontal Property Regime, contained in the said Master Deed, the Plan as set out on Exhibit "B" to Instrument of Correction of Master Deed appearing in Instrument No. 20040614-0069845 and corrected in Instrument No. 20040617-0071637, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Jerry W. Owens, unmarried by Deed from Hope E. Hall, of record in Instrument No. 20040430-0048980, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" contained in the Master Deed establishing a Horizontal Property Regime of Ferguson Townhomes, of record in Instrument No. 20040614-0069845; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Improved (_X__) Unimproved (____) property, known as: **1503B Ferguson Avenue, Nashville, TN 37212**

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 convenant 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/our hand(s) this **20th** day of **May, 2005.**

Jerry W. Owens

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 **Jerry W. Owens, unmarried,** the bargainor, 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 **20th** day of **May, 2005.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.