Box 14A
17771-2

Davidson County DEEDWARR
Recvd: 05/31/05 08:49 2 pgs
Fees:13.00 Taxes:579.05
20050531-0060641

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.

Zandraetta S Cook
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of May, 2005.

Notary Public

STEPHEN W. ARTHUR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/30/07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Zandraetta Tims-Cook
909 Chadfield Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~ First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:
149-13-0-097

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janie Sue Graham, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Zandraetta Tims-Cook, a married woman** hereinafter referred to as 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 Lot No. 103 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Graham and wife, Janie S Graham by Warranty Deed from Radnor Homes, Inc. of record in Book 10234, Page 498, Register's Office for Davidson County, Tennessee, dated October 18, 1996.
** Philip Graham now being deceased***

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 836, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9540, Page 634, Register's Office for Davidson County, Tennessee.

Charter HOA of record in Book 9540, Page 629, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9540, Page 673, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 909 Chadfield Court, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of May, 2005.

Janie Sue Graham by Donald R. Barrett, Jr. as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., with whom I am personally acquainted, and who proved himself to be the attorney in fact of Janie Sue Graham, and who, being authorized to do so, acknowledged he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2005.

Notary Public

My Commission Expires: 12/15/07

HOLLY M. PHILLIPS
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

12779-BW