Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/05 15:07 3 pgs
Fees:18.00 Taxes:573.50

20050601-0061853

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Deborah L. Denning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 2005

LAURA A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Denning (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 113
8080 Old Charlotte Pike (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 9
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, Donna F. Farrell , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip M. Denning and wife, Deborah L. Denning

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:

Being a 4.54, more or less, acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, said tract further described as being part of the land conveyed to Donna F. Farrell by Mary Irene Bogle, George Bogle, Minnie F. Bay, Joseph Bay, Mattie M. Smith and Thurman L. Smith as of record in Book 4073, page 259, Register's Office Davidson County, Tennessee, and more specifically described as:

Beginning at an iron pin in the northerly right of way of Old Charlotte Pike, said point further described as being the southeast corner of the aforementioned Farrell property and the southwest corner of the Robert L. Cooper Property as of record in Book 1850, page 525, Register's Office Davidson County, Tennessee, thence South 67 deg. 23' 48" West 159.36 feet to a point; thence South 58 deg. West 90.64 feet to a point; thence North 8 deg. 25' 46" West 903.29 feet to a point in the southerly boundary line of the James R. Buttrey Property as of record in Book 1451, page 305, Register's Office Davidson County, Tennessee; thence with Buttrey's line South 85 deg. 17' 46" East 243.97 feet to point; thence with the westerly boundary line of said Cooper Property South 8 deg. 25' 46" East 772.6 feet to the point of beginning, containing 4.54 acres, more or less.

According to a survey made by James L. Murphy, Jr. on August 11, 1975, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 8088 Old Charlotte Pike, Nashville, TN 37209
(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 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 covenant 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 hand this 23rd day of May, 2005

Donna F. Farrell

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 Donna F. Farrell

the bargainor _____, 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 at Nashville, Tennessee, this 23rd day of May 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____, respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record as an attachment in Book 4950, page 111, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donna F. Farrell by deed dated 9/11/75 from Donna F. Farrell of record in Book 4950, page 117 and being part of the same property conveyed to Donna F. Farrell by deed from Mary Irene Bogle, George Bogle, Minnie F. Bay, Joseph Bay, Mattie M. Smith and Thurman L. Smith of record in Book 4073, page 259, Register's Office for Davidson County, TN.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.