FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/02/05 15:01 2 pg
Fees:13.00 Taxes:455.10

20050602-0062648

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Debra A. Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Debra A. Sawyer	First Horizon Home Loan Corp.	Map 96
2846 Emery Drive	P.O. Box 146	Group 10-0
Nashville, TN 37214	Memphis, TN 38101	Parcel 84

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

Old Hickory Properties, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Debra A. Sawyer, unmarried

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 Lot No. 279 on the Plan of Cloverhill, Section VI, as of record in Book 2133, Page 89, Register's Office for said County.

Said Lot No. 279 fronts 65 feet on the north side of Emery Drive and runs back 224.8 feet on the east line and 211.6 feet on the west line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Old Hickory Properties, LLC by deed from Billy T. Gragg and Bettye Bell Gragg, Trustees of the Billy T. Gragg and/or Bettye Bell Gragg Revocable Living Trust, of record in Instrument 20050225-0020980, said Register's Office, dated February 22, 2005. And being the same property conveyed to Billy T. Gragg, et al by Quitclaim Deed of record in Instrument 20031105-0162304, dated October 15, 2003, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 and Book 2273, Page 88, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 89; and (3) Sewer Easement of record in Book 6261, Page 981, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2846 Emery Drive, Nashville, TN 37214

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 1st day of June, 2005.

Old Hickory Properties, LLC

BY: _____
Peter R. Morris, Chief Manager

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 Peter R. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his/her oath acknowledged himself/herself to be the Chief Manager of Old Hickory Properties, LLC, the within named bargainor, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Old Hickory Properties, LLC, by the said Peter R. Morris, as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2005.

My Commission Expires: 1-27-07

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.