Davidson County DEEDWARR
Recvd: 06/08/05 10:21 2 pgs
Fees:13.00 Taxes:629.00

20050608-0065405

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Cathryn Anne Martin
Affiant

Sworn to and subscribed before me on this the 6th day of June, 2005.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 8-22-07

MORTGAGEE:

First Horizon Home Loan Corp.
1555 W. Walnut Hill Lane, Suite 200
Irving, TX 75038

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Cathryn A. Martin	Same as Mortgagee	104-05-0-D 002.00CO
510B Acklen Park Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ALICE CLARE LEONARD HALSTEAD and husband, RICHARD HALSTEAD**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CATHRYN ANNE MARTIN, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit B and Private Elements of Unit "B" on the Plan of Acklen Park Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated and as established by a Master Deed and By-Laws of record as Instrument No. 20030515-0066201, said Registers' Office, together with the undivided percentage interests in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Acklen Park Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned said Registers' Office for a more complete identification and description of said unit.

BEING the same property conveyed to ALICE CLARE LEONARD, unmarried by Deed dated May 19, 2003, and executed by RICHARD BACON and recorded as Instrument No. 20030523-0070968, said Registers' Office.

Alice Clare Leonard and Alice Clare Leonard Halstead are one in the same person.

Richard Halstead joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to Alice Clare Leonard Halstead.

This is improved property known as 510 B Acklen Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 6th day of June, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alice Clare Leonard Halstead
ALICE CLARE LEONARD HALSTEAD

Richard Halstead by Alice Clare Leonard Halstead
RICHARD HALSTEAD by Alice C. Halstead, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Alice Clare Leonard Halstead, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 6th day of June, 2005.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 4-22-09

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, undersigned, a Notary Public for the state and county aforesaid, personally appeared, Alice C. Halstead, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for Richard Halstead pursuant to Limited Power of Attorney recorded as Instrument No. _____.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 4-22-09