BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#18918-2

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/10/05 09:32 2 pg
Fees:13.00 Taxes:1350.50
20050610-0066492

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
WILLIAM J. KEARNEY, III, and MICHELLE L. KEARNEY	**FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST TENNESSEE HOME LOANS**	**MAP 118-13-0, PARCEL 065.00**
1009 Maplehurst Avenue	**P. O. Box 809**	
Nashville, TN 37204	**Memphis, TN 38101**	

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, I,

BECKY TEAS KANTZ, a single woman

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

WILLIAM J. KEARNEY, III, and wife, MICHELLE L. KEARNEY

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 Lot Nos. 8 and 9 of Block 13 on the Plan of College Park, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Kantz and Becky Teas, as tenants in common, with right of survivorship, by Warranty Deed dated May 25, 1978, from William M. Leatherwood and wife, Brenda C. Leatherwood, of record in Book 5292, Page 461, Register's Office for Davidson County, Tennessee. William Kantz conveyed his interest to Becky Teas Kantz, formerly known as Becky Teas and as Marjorie Rebecca Kantz, by Quitclaim Deed dated March 21, 2002, of record in Instrument No. 20020322-0035232, said Register's Office. The parties having since divorced.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1009 Maplehurst Avenue, Nashville, TN 37204**.

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 **8th** day of **June, 2005.**

Becky Teas Kantz

BECKY TEAS KANTZ

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 **BECKY TEAS KANTZ, a single woman,** 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 **8th** day of **June, 2005.**

Notary Public

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

My Commission Expires: 3/22/09