File #20050030

Davidson County DEEDWARR
Recvd: 06/21/05 14:24 2 pgs
Fees:13.00 Taxes:660.45
20050621-0071194

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/20/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVID

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cori Varner	First Horizon Home Loans	171-03-0-B 301.00
(NAME)	(NAME)	
601 Old Hickory Blvd., Unit 118	PO Box 9664	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Irvine, CA 92623-9664	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jennifer D. Cho, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Cori Varner, unmarried and Richard L. Varner, married, 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 Unit No. 63, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description

Being the same property conveyed to Jennifer D. Cho, unmarried, by deed from Marta M. Stinson, of record in Instrument No. 2040303-0024012, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record. Subject to all matters as set forth per Plat Book 9700, page 957, Register's Office of said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ()
This is improved (X) property, known as 601 Old Hickory Blvd., Unit 118, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenant and bind themselves, their heirs and assigns, 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 our hands this 20th day of June, 2005.

Jennifer D. Cho by Joseph S.C. Cho Attorney in fact

Jennifer D. Cho by Joseph S.C. Cho her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

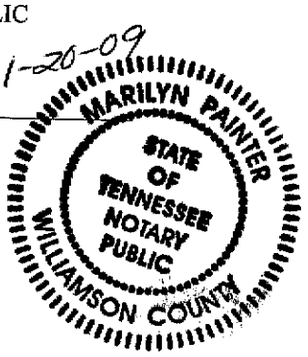
On this the 20th day of June, 2005 before me personally appeared Joseph S.C. Cho with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney -in-fact of Jennifer D. Cho and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book 20050621-0071193, Register's Office of Williamson, Tennessee.

WITNESS my hand and official seal this 20th day of June, 2005.

Marilyn Painter

NOTARY PUBLIC

My Commission Expires 1-20-09



(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027