WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/05 16:04 1 pg
Fees:13.00 Taxes:828.43

20050628-0074489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires SEPT. 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark P. Gaither	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	MAP 160-04 PAR 96
(NAME)	(NAME)	
404 RITCHIE DRIVE	PO Box 146	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, **Edward T. Walker III, and wife, Sudie V. Walker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark P. Gaither, and wife, Allyson Gaither**, 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:

Situated in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brentview Hills Subdivision as of record in Plat Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Edward T. Walker III and wife, Sudie V. Walker by deed of record in Book 4925, page 223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 404 Ritchie Drive, Nashville, TN 37220
(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 our hands this 27th day of June, 2005.

Edward T. Walker III

Sudie V. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Edward T. Walker III, and wife, Sudie V. Walker the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2005.

Commission expires:
My Commission Expires SEPT. 20, 2008

Notary Public