Davidson County DEEDWARR
Recvd: 07/06/05 16:06 2 pg
Fees:13.00 Taxes:254.56
20050706-0077754

WARRANTY DEED

G-FTH-05-2729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,800.00

Eric Picklesimer
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Eric Picklesimer	First Horizon Home Loan	
2729 Druid Drive	(NAME) 5901 College Boulevard, Third Floor	
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Overland Park, KS 66211	119-10-65.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANICE A. WATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC PICKLESIMER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE PLAN OF HIDDEN ACRES, AS OF RECORD IN BOOK 1130, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING AT THE POINT IN THE WESTERLY MARGIN OF DRUID DRIVE, AT THE CORNER OF LOTS NOS. 61 AND 62; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 150 FEET TO A POINT; THENCE SOUTH 1 DEGREE 55 MINUTES WEST 75 FEET TO THE NORTH MARGIN OF AN UNNAMED 50 FOOT ROADWAY; THENCE WITH THE MARGIN OF SAME, EASTERLY 130 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, IN A NORTHEASTERLY DIRECTION 31.4 FEET TO THE WEST MARGIN OF DRUID DRIVE; THENCE WITH THE MARGIN AT THE SAME, NORTHERLY 55 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM SOUTHEAST FINANCIAL FEDERAL CREDIT UNION, A TENNESSEE CORPORATION TO JANICE A. WATSON AS RECORDED ON THE 25TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050525-0058927, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2729 Druid Drive, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2005.

Janice A. Watson

STATE OF Tennessee
COUNTY OF Davidson

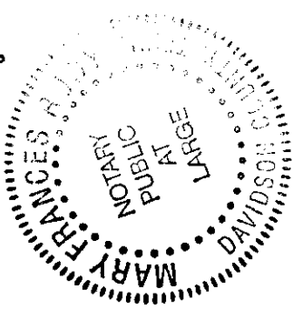
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice A. Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of June, 2005.

Mary Frances Rudd
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903