19009-4
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$222,900.00.** Affiant Subscribed and sworn to before me, this the 30th day of June, 2005. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/07/05 08:47 2 pg
Fees:13.00 Taxes:824.73
20050707-0077910

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
Kenneth R. Hughes **Donna M. Hughes**	**First Horizon Home Loan Corporation D/B/A** **First Tennessee Home Loans**	**Map 098-9A, Parcel 031.00CO**
208 East Pearson Court	**P. O. Box 809**	
Hermitage, TN 37076	**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, WE,

Gary W. Henrich and wife, Nancy R. Henrich

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

Kenneth R. Hughes and wife, Donna M. Hughes

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 No. 212 on the Plan of Lake Shore, Phase One, of record in Plat Book 6900, page 684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gary W. Henrich and wife, Nancy R. Henrich by Deed from Frank Batson Homes, Inc., of record in Book 8810, page 650, and as corrected in Book 9853, page 444, dated November 30, 1992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7572, Page 669, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **208 East Pearson Court, Hermitage, TN 37076**

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 convenant 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 **30th** day of **June, 2005.**

Gary W. Henrich

Nancy R. Henrich

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 **Gary W. Henrich and wife, Nancy R. Henrich,** the bargainors, with whom I am personally acquainted (or proved to me 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 at Nashville, Tennessee, this **30th** day of **June, 2005.**

Notary Public

My Commission Expires: 3/22/09

