Davidson County DEEDWARR
Recvd: 08/01/05 07:49 2 pgs
Fees:13.00 Taxes:998.26

20050801-0089233

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $269,800.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2005.

Notary Public
My commission expires:

02-0507-44102

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles J. Pope 5915 Edmondson Pike Nashville TN 37211	First Horizon Home Loans 4000 Horizon Way Irving, TX 75063	172-00-0-011.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carolyn B. Fancher, Trustee U/A/D August 6, 2003 of the Fancher Decedents's Trust and any amendments thereto, with full power to sell, mortgage or convey without joinder of beneficiary, and Carolyn B. Fancher, Trustee U/A/D March 20, 1995 of the Fancher Survivors's Trust and any amendments thereto, with full power to sell, mortgage or convey without joinder of beneficiary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles J. Pope and wife, Pearlie R. Pope, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Partition of the lands of Pierce Waller, deceased, described according to a survey made by Cantrell, Connell and Morrison, Engineers, June-1960, and revised May 15, 1961, as follows:

Beginning on the Westerly margin of Edmondson or Owen and Winstead Pike at a point 380 feet South of the Southerly margin of Hardscuffle Road; thence with said Pike, South 1 degree 38 minutes West 302 feet; thence South 74 degrees West 300 feet; thence North 2 degrees East 367 feet to a point 400 feet South of the Southerly margin of Hardscuffle Road; thence North 89 degrees 55 minutes East 331.5 feet to the beginning, containing 2.4 acres, more or less.

Being the same property conveyed to Thomas G. Fancher and wife, Carolyn B. Fancher, Trustee(s) U/A/D March 20, 1995, by Quitclaim Deed from Tom Fancher and wife, Carolyn Fancher, Individually, dated March 20, 1995, and any amendments thereto of record in Book 9623, Page 749, Register's Office for Davidson County, Tennessee. Thomas G. Fancher having since died.

Further being the same property conveyed to Carolyn B. Fancher, Trustee, and any Successor Trustees thereto, U/A/D August 6, 2003 of the Fancher Decedent's Trust and any amendments thereto, a one-half (1/2) undivided interest, by Quitclaim Deed dated April 20, 2004, of record in Instrument No. 20040604-0066180, said Register's Office. (Also see conveyance of record in Instrument Number 20040604-0066179, said Register's Office.)

Carolyn B. Fancher joins in the execution of this instrument individually to convey any interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5915 Edmondson Pike, Nashville, TN 37211.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of July, 2005.

Carolyn B. Fancher
Carolyn B. Fancher, Trustee, U/A/D August 6, 2003 of the Fancher Decedent's Trust and any amendments thereto

Carolyn B. Fancher
Carolyn B. Fancher, Trustee U/A/D March 20, 1995 of the Fancher Survivor's Trust and any amendments thereto

Carolyn B. Fancher
Carolyn B. Fancher, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn B. Fancher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Carolyn B. Fancher, Trustee U/A/D August 6, 2003 of the Fancher Decedent's Trust and any amendments thereto, and Carolyn B. Fancher, Trustee U/A/D March 20, 1995 of the Fancher Survivor's Trust and any amendments thereto, 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 in the capacities and for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 28th day of July, 2005.

My commission expires: 9/4/05

Notary Public
State of Tennessee at Large

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.