WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(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
Nicole Elliott	First Horizon Home Loan Corp.	MA 78 PAR 48
(NAME)	(NAME)	
5318 Tidwell Hollow Road	PO Box 7481	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/01/05 09:41 2 pgs
Fees:13.00 Taxes:906.50

20050901-0104846

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, I, **CATHY D. SEWELL, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE ELLIOTT AND DAVID S. HUMPHREY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT TENANTS IN COMMON**, 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 the 13th Civil District of Davidson County, Tennessee, being 7.38 acres, more or less, and shown as Tract No. 18 on a survey (unrecorded) made by Southern Land Surveying Co., Inc., dated December 2, 1967, and described as follows: BEGINNING at a point on the southeasterly margin of Tidwell Hollow Road at a point being North 49 deg. 29 min. East 400.6 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, page 674, Register's Office for said County; thence South 40 deg. 31 min. East 1,642.52 feet; thence North 27 deg. 27 min. East 216.62 feet; thence North 40 deg 31 min. West 1,561.26 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same, South 49 deg.29 min. West 200.8 feet to the beginning.

Being the same property conveyed to Cathy D. Sewell by deed dated August 2, 1996, of record in Book 10145, page 4, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

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 improved property, known as 5318 Tidwell Hollow Road, Nashville, TN 37218
(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 my hand this 30th day of August, 2005.

Cathy D. Sewell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Cathy D. Sewell, a single person, 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 8/30/2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008