WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/05 08:57 2 pgs
Fees:13.00 Taxes:351.13

20051006-0120468

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC REGINA E. JOHNSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hershell Foster	First Horizon Home Loan Corp.	MAP 072-12
(NAME)	(NAME)	
2100 Pinewood Road	1555 Walnut Hill Lane Suite 200	PARCEL 082.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Irving, TX 75038	
(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, Katherine M. Owen, Unmarried

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

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. 37 on the Map of Dalewood, Section 1, of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the westerly margin of Pinewood Road, the common corner of Lots 37 and 38; thence with the line between said lots, westerly 132 feet to a point; thence southerly 99.8 feet to the northerly margin of Piedmont Avenue; thence with the margin of the same easterly 107 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Pinewood Road; thence with the margin of the same, northerly 74.5 feet to the beginning.

Being the same property conveyed to Charles F. Owen and wife, Katherine M. Owen by Warranty Deed dated April 24, 1959, from Claude M. Sensing and wife, Ilenne C. Sensing, of record in Book 2902, Page 419, Register's Office for Davidson County, Tennessee. The said Charles F. Owen having since died on April 29, 2005 in Rutherford County, Tennessee. The said Charles F. Owen being one and the same person as Charles Frank Owen.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2100 Pinewood Road, Nashville, TN 37216
(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 29th day of September, 2005

Katherine M. Owen

Katherine M. Owen

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 Katherine M. Owen, Unmarried

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of September 2005

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

Return To:

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221