WARRANTY DEED

G-FT-05-708

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires APRIL 25, 2006

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
Daniel J. Frantz	First Horizon Home Loan	
708 Jaywood Drive (ADDRESS)	(NAME) 1555 W. Walnut Hill Lane, Suite 200 (ADDRESS)	63-16-B-49 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Irving, TX 75038 (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 KEVIN C. LEMONS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL J. FRANTZ, 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 83, HAMPTON PARK, FORMERLY CHITWOOD DOWNS, as shown on plat of record in Plat Book 6900, Page 550-552 corrected in Book 7462, Page 445 and Book 8110, Page 410, amended in Book 8181, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin C. Lemons by Quitclaim Deed from Judith A. Lemons, recorded on the 12th day of February, 1999 in Deed Book 11339, Page 751, 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 including those listed in Plat Book 6900, pages 550-552; Plat Book 6900, page 405; Plat Book 7462, page 445; Plat Book 8110, page 401 and amended in Plat Book 8181, page 112; Book 7351, page 852; Book 7451, page 739; Book 8336, page 393; Book 7431, page 204; Book 8517, page 762; Book 8833, page 216; Book 8207, page 276; Book 8007, page 235; Book 8657, page 179; Book 8739, page 991; Book 11030, pages 740, page 743 and 785; Book 7460, page 930 and Book 7489, page 515, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 708 Jaywood Drive, Old Hickory, Tennessee 37138
(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 3rd day of October, 2005.

Kevin C. Lemons

Davidson County DEEDWARR
Recvd: 10/07/05 15:34 2 pgs
Fees:13.00 Taxes:506.53

20051007-0121754

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin C. Lemons, 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 3rd day of October, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903