Davidson County DEEDWARR
Recvd: 11/03/05 13:54 2 pgs
Fees:13.00 Taxes:562.40

20051103-0133294

WARRANTY DEED

P-SM-05-7123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Floyd D. Evans Jr.
Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2005.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Floyd D. Evans, Jr.	First Horizon Home Loan Corp	
7123 Douglas Road (ADDRESS)	5775-E Glenridge Drive, Ste 100 (ADDRESS)	14-74.00
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Atlanta, GA 30328 (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 ALMO LOFTIN, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FLOYD D. EVANS, JR. AND WIFE, SHERRY D. EVANS, 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 the 14th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Jesse E. Walker dated November 20, 1987, containing 2.0 acres more or less, described as follows:

BEGINNING at an iron pin located on the west margin of Douglas Road 490 feet, more or less, from the north margin of US Highway 41-A (Clarksville Pike), said pin being the southeast corner of the property herein described and being the northeast corner to Par, 37.4 begonging to LaRue as described in Deed Book 5995, page 195, Register's Office for Davidson County, Tennessee; thence, leaving said margin with the north line of LaRue N 79-00 West a distance of 615 feet (passing LaRue's northwest corner at 385 feet and continuing with the north line of parcel 37.3) to an iron pin in the east line of Parcel 37.1, said pin being the southwest corner to the property herein described and being the northwest corner to Parcel No. 37.3; thence with the east line of Parcel 37.1 N 04-00 West a distance of 142.00 feet to an iron pin, said pin being the northwest corner to the property herein described and being the southwest corner to Parcel 73; thence with the south line of Parcel 73, S79-45 East a distance of 608.41 feet to a point on the west margin of Douglas Road, said point being the northeast corner of the property herein described and being the southeast corner to Parcel 73; thence along said margin S 05-39 East a distance of 151.47 feet to an iron pin, the beginning.

Being the same property conveyed to Almo Loftin and wife, Olive Sue Loftin, as tenants by the entirety, by deed of correction from Tri-County Builders, dated December 7, 1987 and filed of record in Book 7420, page 838, Register's Office for Davidson County, Tennessee and by deed of record in Book 7277, page 970, said Register's Office. Olive Sue Loftin having since died leaving the above property vested solely in the name of Almo Loftin.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7123 Douglas Road, Joelton, Tennessee 37080
(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.

Almo Loftin

STATE OF Tennessee

COUNTY OF Davidson

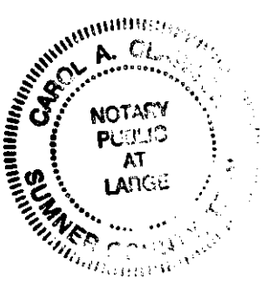
I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Almo Loftin, an unmarried person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of October, 2005.

Notary Public

My Commission Expires: 6-6-06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959