Davidson County DEEDWARR
Recvd: 11/14/05 10:19 3 pgs
Fees:18.00 Taxes:344.10
20051114-0136900

WARRANTY DEED

STEVEN P. BALDWIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

James Henderson
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 4th DAY OF **NOVEMBER, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 9/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
James L. Henderson and Ashley M. Henderson	First Horizon Home Loan Corp	**43-5-141**
108 Roosevelt Avenue	5775-E Glenridge Dr. Ste 100	
Madison, TN 37115	Atlanta, GA 30328	

FOR AND IN 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,

Mary L. Graham,

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

James L. Henderson and Ashley M. Henderson,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 843, page 83, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 1072, page 282, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **108 Roosevelt Avenue**
Madison, TN 37115

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 not 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 ever 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 4th day of **NOVEMBER, 2005.**

Mary L Graham
Mary L. Graham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary L. Graham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County

This 4th day of **NOVEMBER, 2005.**

Notary Public

My Commission Expires: 01-25-06

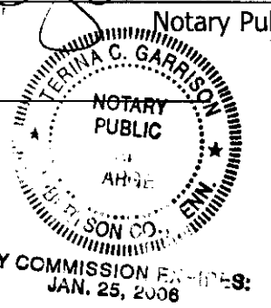


EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the East Half of Lot No. 8 and all of Lot No. 9 of Block "B" on the Map of Kennaston Estates, as of record in Book 843, page 83, Register's Office for said County.

Said lot and part of said lot front together 75 feet on the southerly side of Roosevelt Street and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Mary L. Graham, by Quitclaim Deed from Mary L. Graham, as the Trustee of The John L. Graham and Mary L. Graham Revocable Living Trust , dated February 04, 2003 and filed for record February 10, 2003 in Instrument #20030210-0017796, Register's Office for Davidson County, Tennessee.

Also see Quitclaim Deed of record in Book 9538, page 889 and Warranty Deed of record in Book 1466, page 577, and Trust Agreement of record in Book 10363, Page 653, Register's Office for Davidson County, Tennessee.