Box 8

Davidson County DEEDWARR
Recvd: 11/29/05 14:38 2 pg
Fees:13.00 Taxes:1576.20

20051129-0143560

WARRANTY DEED

G-VRE-05-2811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Jennifer Hanchey
Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2005.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 3/25/2006
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Michael Hester	First Horizon Home Loan Corp.	
2811 Oakland Avenue	P.O. Box 809 (NAME)	117-4-246
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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 MICHAEL DIGGS, A~~N UN~~MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL HESTER AND KARA RAE MAHONEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

BEING THE SOUTHERLY PART OF LOT NO. 102 ON THE PLAN OF BELMONT TERRACE AS OF RECORD IN BOOK 421, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SOUTHERLY PART OF LOT NO. 102 FRONTS 60.0 FEET ON THE WESTERLY SIDE OF OAKLAND AVENUE AND RUNS BACK BETWEEN LINES, 160.0 FEET ON THE NORTHERLY LINE AND 160.6 FEET ON THE SOUTHERLY LINE ALONG THE NORTHERLY MARGIN OF AN ALLEY, TO ANOTHER ALLEY IN THE REAR ON WHICH IT MEASURES 40.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL DIGGS, A~~N UN~~MARRIED MAN BY WARRANTY DEED FROM DEREK T. MCLAREN AND WIFE, LAURA K. MCLAREN, RECORDED THE 15TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041215-0149286, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Amy Worley Diggs joins in this instrument for the purpose of conveying any and all interest in and to said property.
This conveyance is subject to Taxes for 2006, and subsequent years; All matters shown on the Plan with Owner's Certificate, of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2811 Oakland Avenue, Nashville, Tennessee 37212
(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 25th day of November, 2005.

Michael Diggs

Amy Worley Diggs

STATE OF Tennessee
COUNTY OF Davidson

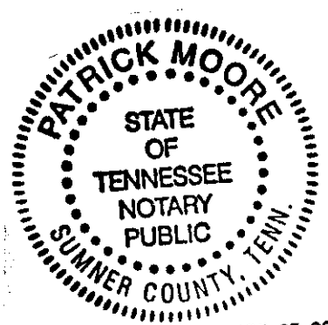
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Diggs and Amy Worley Diggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2005

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903