Davidson County DEEDWARR
Recvd: 01/12/06 12:12 2 pgs
Fees:13.00 Taxes:1254.30

20060112-0004836

WARRANTY DEED

G-VRE-05-2119

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Valerie Jean Klein
Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

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
Valerie Jean Klein	First Horizon Homeloans (NAME)	
2119 Westwood Avenue (ADDRESS)	1555 W. Walnut Hill Ln. #200 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Irving (CITY) TX (STATE) 75038 (ZIP)	104-15-400.00

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 JOSHUA G. TILLMAN AND KELLY TILLMAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VALERIE JEAN KLEIN, UNMARRIED, 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:

SITUATE IN THE NINETEENTH (19TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 1/2 OF LOT 56 OF THE PLAN OF BELAIR SUBDIVISION AS SHOWN BY A MAP OF RECORD IN PLAT BOOK 332 AT PAGE 6 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER OF DEEDS OFFICE.

THE EASTERLY 1/2 OF SAID LOT NO. 56 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF WESTWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 185 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED BY GENERAL WARRANTY DEED FROM PRIMACY CLOSING CORPORATION TO JOSHUA G. TILLMAN AND KELLY L. GANNON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 3RD DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031003-0146263 AND WARRANTY DEED FROM JOSHUA G. TILLMAN AND KELLY TILLMAN, HUSBAND AND WIFE, AS TENANTS IN COMMON TO JOSHUA G. TILLMAN AND KELLY TILLMAN, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY AS RECORDED ON THE 28TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040728-0090022, 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.

unimproved ( )
This is improved (X) property, known as 2119 Westwood 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 6th day of January, 2006.

Joshua G. Tillman

Kelly Tillman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua G. Tillman and Kelly Tillman, 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 6th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Jack Case Wilson Title Assoc.
7100 Executive Center Drive
Suite 150
Brentwood, TN 37027

D-0619