20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 14:47 3 pgs
Fees:18.00 Taxes:1013.80

20060117-0006363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,000.00

William A. Carroll
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Carroll (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 014
7370 Bidwell Road (ADDRESS)	1555 Walnut Hill Lane Suite 200 (ADDRESS)	PARCEL 49
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

FOR AND 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, Edna E. Durham, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Carroll and wife, Patricia D. Carroll

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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, being Lots Nos. 56, 57 and 58, on a survey of Division No. 2, H.T. Hays Tract, described according to a survey made by D.E. Boner and E. Medlin, December 20, 1963, as follows:

TRACT 1:
LOT No. 56: Beginning at a point in the Northeast margin of Bidwell Road, 6557 feet from the margin of Old Clarksville Pike; thence North 59 deg. East 1005.6 feet to a point; thence South 87 deg. 15 min. East 25 feet to a point; thence South 59 deg. West 934.9 feet to a point in the Northeast margin of Bidwell Road; thence with margin of same, North 31 deg. West 125 feet to the beginning, containing 2.85 acres, more or less.

TRACT 2:
LOT NO. 57: Beginning at a point in the Northeast margin of Bidwell Road, 6432 feet from the margin of Old Clarksville Pike; thence North 59 deg. East 934.9 feet to a point; thence South 2 deg. 45 min. West 181.44 feet to a point; thence South 59 deg. West 853.3 feet to a point in the Northeast margin of Bidwell Road; thence with the margin of same, North 31 deg. West 150 feet to the beginning, containing 3.03 acres, more or less.

CONTINUED

This is improved (X) property, known as 7370 Bidwell Road, Joelton, TN 37080 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 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 forever 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 13th day of January 2006

Edna E. Durham

Edna E. Durham

LEGAL DESCRIPTION CONTINUATION

TRACT 3:
LOT NO. 58: Beginning at a point in the Northeast margin of Bidwell Road, 6282 feet from the margin of Old Clarksville Pike; thence North 59 deg. East 853.3 feet to a point; thence South 2 deg. 45 min. West 169.11 feet to a point; thence South 59 deg. West 742.4 feet to a point in the Northeast margin of Bidwell Road; thence with the margin of same, North 31 deg. West 140 feet to the beginning, containing 2.51 acres, more or less.

TRACT 4:
Beginning at an iron pin in the Easterly margin of Bidwell Road, said point being the Northwest corner of the property conveyed to C. Harold McGehee and wife, Suzanne B. McGehee, by deed of record in Book 4818, Page 187 of the Register's Office of Davidson County;

Thence with the easterly margin of Bidwell Road, North 31 deg. West, 62.5 feet to an iron pin; thence North 59 deg. 05 min 14 sec (prior Deed has feet instead of sec) East, 928.33 feet to an iron pin; thence South 87 deg. 15 min. East 98.57 feet to an iron pin at McGehee's Northeast corner; thence with McGehee's Northerly boundary, South 58 deg. 38 min. 28 sec.(prior Deed has feet instead of sec) West, 1010.30 feet to the point of beginning, containing 1.30 acres, more or less.

Being the same property conveyed to Edna E. Durham, Unmarried by Warranty Deed dated August 30, 2004, from C. Harold McGehee and wife, Suzanne B. McGehee, of record by Instrument No. 20040901-0105980 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edna E. Durham, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of January, 2006.

Commission expires 9/22/07

DANIEL L. WISHNOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public