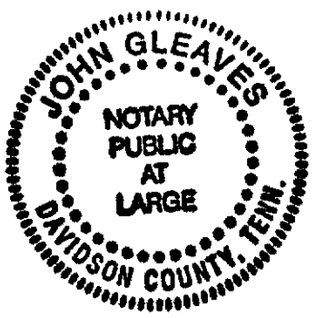
Davidson County DEEDWARR
Recvd: 02/02/06 10:33 2 pgs
Fees:13.00 Taxes:924.63

20060202-0013019



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$249,900.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

January 27, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES: 7-29-06

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
James Randall Wilson and Valerie L. Wilson 928 Benton Avenue Nashville, TN 37204	First Horizon Home Loan Corporation 1555 W. Walnut Hill Lane, Suite 200 Irving, TX 75038	105-09-0-409.00

WARRANTY DEED

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, I/WE, **OTIS B. HERRING, MARRIED**
HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMES RANDALL WILSON AND WIFE VALERIE L. WILSON**
HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being the Westerly part of the Easterly 120 feet of Lot No. 40, on the Plan of Waverly Land Company's Addition, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Said part of said lot fronts 50 feet on the northerly side of Benton Street(formerly Arlington Street) and runs back between parallel lines to an alley in the rear and measures 70 feet on said alley and is more particularly bounded and described as follows:
Beginning at a point on the North side of Benton Avenue, 100 feet Easterly from the 10th Avenue, South, formerly Jowett Avenue, and runs Easterly along the Northerly margin of Benton Avenue, 60 feet to the Southwest corner of the property conveyed by H. K. Lannom and wife, to J. Byron White; thence Northerly along the Westerly line 218 feet, more or less, to a point on the South margin of an alley, which is 50 feet West from the Northeast corner of Lot No. 40; thence Westerly along said alley 70 feet, more or less, to a point; 100 feet Easterly from the East margin of the 10th Avenue South; thence Southerly parallel with the Easterly margin of 10th Avenue South 216 feet to the point of beginning.

Being the same property conveyed to Otis B. Herring in Instrument 20020918-0113779, Register's Office for Davidson County, Tennessee.

OTIS B. HERRING HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF OTIS B. HERRING.
WAYNE MORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF OTIS B. HERRING, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT NO.
REGISTER'S OFFICE FOR DAVIDSON. COUNTY, TENNESSEE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
928 BENTON AVENUE, NASHVILLE, TN 37204

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. Whenever 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, this date: 01/27/06

OTIS B. HERRING

BY: Otis B. Herring by

Wayne Morris, Attorney-In-Fact

Wayne Morris POA

LTSR Number:

GTE File: 2006010044

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

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

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne Morris to me known to be the person who executed the foregoing instrument in behalf of Otis B. Herring, and acknowledged that he executed that same as the free act and deed of the said Otis B. Herring.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 2006.

Deborah Tubbs
Notary Public

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Commission Expires: 7.21.2007

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____