THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

20B

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 03/16/06 11:16 2 pgs
Fees:13.00 Taxes:366.30

20060316-0030480

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Maria De Lourdes Flores Quizhpe 517 Singer Drive Madison, TN 37115	First Horizon Home Loan Corp. 1555 Walnut Hill Lane, Suite 200 Irving, TX 75038	Map 43-6 Parcel 248

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CRYSTAL MEMSEN and husband, RONALD MEMSEN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARIA DE LOURDES FLORES QUIZHPE, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, being Lot No. 173 on the Plan of Madison Park, Section 6, of record in Book 4300, page 58, Register's Office for said County, described as follows:

SAID Lot No. 173 fronts 61.23 feet on the northerly side of Singer Drive and extends back 144.9 feet on its easterly line and 138.2 feet on its westerly line, to a dead line in the rear, which is a broken line, measuring 75.92 feet thereon.

BEING the same property conveyed to Crystal Memsen and husband, Ronald Memsen, by quitclaim deed from Chesta W. Pyburn, an unmarried woman, of record in Instrument No. 20041206-0144975, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 517 Singer Drive, Madison, Tennessee 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 GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 4300, page 58, said Register's Office.

3. Subject to restrictions of record in Book 4431, page 591, said Register's Office.

4. Subject to Dedication of Easement for Carport Encroachment of record in Instrument No. 20050907-0107783, said Register's Office.

And, we, the GRANTORS, 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Crystal Memsen

CRYSTAL MEMSEN

Ronald Memsen

RONALD MEMSEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL MEMSEN and husband, RONALD MEMSEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this the 13 day of March, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

Patsy C. Davidson

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

D. Annette Maples

Affiant

Sworn to and subscribed before me, this the 13th day of March, 2006.

Doris Coley

NOTARY PUBLIC

My Commission Expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY