Return to:
Forsythe Title & Escrow, 2525 West End Ave #350, Nsahville, TN37203

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jason T. Bitsoff, et ux Katherine F. Bitsoff 213 Cherokee Road Nashville, TN 37205	First Horizon Home Loan Corp d/b/a First Tennessee Home Loans 1555 West Walnut Hill Lane, Ste. 200 Irving, TX 75038	Map 103-12 Parcel 22

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Diane Crawford Evans, unmarried,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jason T. Bitsoff and wife, Katherine F. Bitsoff**, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 18 and all of Lot 19, CHEROKEE PARK, THIRD SECTION, BLOCK L, as shown on plat of record in Plat Book 843, pages 2-3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Crawford Evans, an unmarried person, by Warranty Deed from Mary Ann McCready, recorded on the 4th day of August, 2003 in Instrument No. 20030804-0110190 re-recorded in Instrument No. 20040303-0024175, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 103-12 22.00, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, THIRD SECTION, BLOCK L, as recorded in Book 843, page(s) 2 thru 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 819, Page 164, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 2604(c).

This is improved property commonly known as 213 Cherokee Road, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 04/11/06 08:53 2 pgs
Fees:13.00 Taxes:1665.00
20060411-0041348

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 5th **day of** April **, 2006.**

Notary Public

My Commission Expires: 7/25/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. My Commission E[illegible]25 2009

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5TH day of April, 2006.

DIANE CRAWFORD EVANS
By: A. M. Wachtler, Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 5TH day of April, 2006, before me personally appeared A. M. WACHTLER, to me known to be the person who executed the foregoing instrument on behalf of Diane Crawford Evans, pursuant to a Power of Attorney, and who acknowledged that she executed the foregoing instrument as the free act and deed of the said Diane Crawford Evans

WITNESS my hand and official seal at Nashville, Tennessee, this 5TH day of April, 2006.

JOSEPH A. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/09

Notary Public

My Commission Expires: _____