RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14609

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Davidson County DEEDWARR
Recvd: 04/25/06 13:27 2 pgs
Fees:13.00 Taxes:995.30
20060425-0047189

Property Address:
1212 Lilac Drive, Hermitage, TN 37076

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maureen R. Griffeth, unmarried,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Helen Baker, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17 on the Plan of Blossom Trace, First Revision, Final Plat, as shown by plat of record in Instrument No. 20010920-0101745 and corrected by Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Blossom Trace, LLC, dated August 9, 2002, and recorded August 20, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200208200100293.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 24th day of April, 2006.

Maureen R. Griffeth {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 24th day of April, 2006, before me, the undersigned officer, personally appeared Maureen R. Griffeth, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

ROBBIN TEASLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $269,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 24th of April, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Helen Baker
1212 Lilac Drive
Hermitage, TN 37076

ROBBIN TEASLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Person Or Entity Responsible For Payment Of Taxes:
First Horizon Home Loan Corporation
Mail Code TMS
P.O. Box 630148
Irving, TX 75063

Tax Parcel ID#: 075-12-0E-038.00CO