Box 10-B

Davidson County DEEDWARR
Recvd: 04/27/06 10:21 2 pgs
Fees:13.00 Taxes:384.80

20060427-0048158

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: **September 22, 2007**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREGORY B. WOODRUFF	**FIRST HORIZON HOME LOAN CORP.**	**53-7-19**
(NAME) **1807 OVERTON STREET**	(NAME) **4000 HORIZON WAY**	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS) **IRVING, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIMOTHY M. KENEFICK, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY B. WOODRUFF, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 31 and the northerly 10 feet of Lot No. 32 on the Revised Plan of Section "E", Village of Old Hickory, of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee.

Said property fronts together 111.0 feet on the easterly side of Overton Street and extends back 149.3 feet on the northerly line and 148.9 feet, more or less, on the southerly line being the northerly margin of Twentieth Street, to a dead line in the rear, measuring 111.0 feet thereon.

Being the same property conveyed to Timothy M. Kenefick, married, from Terry Lee Gambrell, unmarried, by deed of record in Instrument #20060301-0023519, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1424, page 132, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN

unimproved ( )
This is improved(X) property, known as **1807 OVERTON STREET, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 26 day of April, 2006.

TIMOTHY M. KENEFICK

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 **Timothy M. Kenefick,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of April, 2006.

My commission expires: **September 22, 2007**

Lee A. Cohen

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN