RETURN TO: SATURN & MAZER TITLE SERVICES, INC. FILE BOX " 7"
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 SP44701

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 14:02 2 pgs
Fees:13.00 Taxes:425.50

20060707-0081900

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUA STATE OF TENNESSEE
IS GREATER, COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 115,000.00

SUBSCRIBED
29th

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7 DAY OF 07 20 06

Deputy Register

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Helderman	First Horizon Home Loan Corp.	119-12-90
(NAME)	(NAME)	
729 Dover Road	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James H. Kirby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira Helderman, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 91 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Dover Road, at the corner of Lots Nos. 90 and 91 of said subdivision; thence with the line between said two lots southeastwardly 138 feet to a point, said point being the common corner of Lots Nos. 90 and 91 of said subdivision; thence eastwardly with the line between Lots Nos. 91, 89 and 88, 129 feet to a point; thence northwardly 60.09 feet to a point, beign the corner of Lots Nos. 91 and 92; thence with the line between said two lots northwestwardly 162.21 feet to a point in the southeasterly margin of Dover Road; thence with the margin of same and the curve of the same 109 feet to the point of beginning.

Being the same property conveyed to James H. Kirby and wife, Willie C. Kirby by deed from Woodbine Homes, Inc. of record in Book 2029, page 203, Register's Office for Davidson County, Tennessee. The said Willie C. Kirby having died on February 1, 2006, property now vested in James H. Kirby by virtue of Tenants by the Entirety.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This instrument being executed by authority of Power of Attorney of record in Instrument No. 20060627-0076523, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 729 Dover Road, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 29th day of June, 2006

James H. Kirby
By:
Wayne B. Kirby, Attorney-in-fact
Wayne B. Kirby Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2006.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 29th day of June, 2006, personally appeared before me, Wayne B. Kirby, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of James H. Kirby and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of June, 2006

My commission expires 04/05/09

Mark W. Kilpatrick
Notary Public

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY