G-19907-4
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/06 09:08 2 pgs
Fees:13.00 Taxes:647.13
20060727-0090672

DEBORAH M. OAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2006.

Notary Public

My commission expires: 5/23/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carol M. Hipsher	**First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans**	**Map 025-14O, Parcel 012.00**
201 Hasty Drive	**P. O. Box 809**	
Goodlettsville, TN 37072	**Memphis, TN 38101**	

FOR AND IN 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,

Kenneth Luckett and wife, Twila Renae Luckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol M. Hipsher, Unmarried

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. 45 on the Plan of Solitude Acres, Section Two, Part Two, of record in Plat Book 4300, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kenneth Luckett and wife, Twila Renae Luckett by Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-C, Asset Backed Certificates, Series 2001-C, of record in Instrument No. 20050805-0092488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Twila Renae Luckett, pursuant to a Power of Attorney executed by same on the 18th day of July, 2006, of record in Instrument No. 20060727009067l , Register's Office for Davidson County, Tennessee.

Twila Renae Luckett and Twila R. Luckett are one and the same person.

This is Improved (__X__) Unimproved (____) property, known as: **201 Hasty Drive, Goodlettsville, TN 37072**

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/our hand(s) this **26th** day of **July, 2006.**

Kenneth Luckett
Kenneth Luckett

Twila Renae Luckett
Twila Renae Luckett
By: Kenneth Luckett, Attorney-in-fact
Kenneth Luckett, Attorney in Fact

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 **Kenneth Luckett,** the bargainor, 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 Nashville, Tennessee, this **26th** day of **July, 2006.**

Notary Public

My Commission Expires: 5/23/09

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kenneth Luckett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Twila Renae Luckett**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Twila Renae Luckett** for the purpose therein contained, by signing the name of **Twila Renae Luckett** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2006.**

Notary Public

My Commission expires: 5/23/09

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.