Davidson County DEEDWARR
Recvd: 04/17/07 11:01 2 pgs
Fees:13.00 Taxes:554.26

20070417-0045684

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,800.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2007.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public
My commission expires: 9-19-09

08-0704-91075

Address of New Owner:	Send Tax Bills to:	Tax Information
Micquan S. Ferguson 2005 Quail Ridge Drive Nashville TN 37207	First Horizon Home Loans 2525 West End Ave Ste 400 Nashville, TN 37203	32-10-0-005

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mari F. Swanson, now Mari F. McKinney, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Micquan S. Ferguson**, hereinafter called the Grantees, their successors 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. 166, on the Plan of Quail Ridge Subdivision, Section 2, of record in Book 6200, Page 467, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mari F. Swanson by deed from Rork D. Thomas and wife, Dale S. Thomas, dated April 27, 1990, recorded May 3, 1990, of record in Book 8102, Page 89, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2005 Quail Ridge Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of April, 2007.

Mari F. McKinney

Mari F. Swanson, now Mari F. McKinney

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mari F. Swanson, now Mari F. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in 4-13-07, TN, this 13th day of April, 2007.

A Rogers

State of Tennessee at Large

My Commission expires: MY COMMISSION EXPIRES JULY 28, 2009

ANGELA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY