This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070126

Davidson County DEEDWARR
Recvd: 04/23/07 10:17 2 pgs
Fees:13.00 Taxes:2035.00
20070423-0047788

Send Tax Bills To:
First Horizon Home Loan Corporation
1555 W Walnut Hill Lane, Ste. 200
Irving, TX 75038
New Owner is:
David Reagan Farr and wife, Jessica Leveen Farr
1500 Forrest Ave
Nashville, TN 37206

MAP: 083

PARCEL: 09-0-384.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Adams, a single person** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David Reagan Farr and wife, Jessica Leveen Farr**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1500 Forrest Ave, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 34 on the Plan of the Lindsley 29 acre tract as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

SAID Lot NO. 34 fronts 50.00 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Jennifer Adams, a single person, by Warranty Deed , from March Egerton, married, of record in Instrument Number 20040430-0049182, Register's Office for Davidson County, Tennessee, date April 29, 2004 and recorded April 30, 2004.

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

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16 day of April, 2007.

GRANTOR(S):

JENNIFER ADAMS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Adams , a single person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 16th day of April, 2007.

NOTARY PUBLIC
My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 16 day of April, 2007.

NOTARY PUBLIC
My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010