WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 08:15 2 pgs
Fees:13.00 Taxes:514.30
20070502-0052106

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of April, 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sarah Michelle Floyd	First Horizon Home Loans Corporation	162-06-0-301.00
104 Valley Way	d/b/a First Tennessee Home Loans P.O. Box 809	
Antioch, TN 37013	Memphis, TN 38101	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Derrick Fredritz, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah Michelle Floyd, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 on the plan of Valley Green, of record in Book 4460, pages 96 & 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Lot No. 73 fronts 78.0 feet on the easterly margin of Valley Way and extends back 132.64 feet on the northerly line and 131.18 feet on the southerly line to a dead line in the rear. Measuring 78.0 feet thereon.

Being the same property conveyed to Derrick Fredritz, unmarried, by deed from Sean M. Goodwin and spouse, Audrey V. Goodwin, on October 15, 2004, of record in Instrument Number 20041019-0125512, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 4460, page 96 and 97, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4622, page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Valley Way, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 27, 2007.

Derrick Fredritz

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF WYANDOT

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Derrick Fredritz, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 27, 2007

My commission expires 6-25-2008

DAVID A. KITZLER
Notary Public

NOTARIAL SEAL
STATE OF OHIO