Davidson County DEEDWARR
Recvd: 09/22/08 12:01 3 pgs
Fees:18.00 Taxes:455.10
20080922-0096282

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JUAN MILTON LATRISHA MILTON 3405 OLD ANDERSON ROAD, UNIT #228 ANTIOCH, TN 37013	JUAN MILTON LATRISHA MILTON 3405 OLD ANDERSON ROAD, UNIT #228 ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Three Thousand and 00/100 Dollars ($123,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION (herein, "Grantor"), whose address is 4000 Horizon Way, Irving, TX 75063, hereby sells, transfers and conveys to JUAN MILTON and LATRISHA MILTON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3405 Old Anderson Road, Unit #228, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 6 day of August, 2008

GRANTOR:

Frst Horizon Home Loans, a division of First Tennessee Bank National Association, by LandAmerica Default Services, Inc., as Attorney in Fact

By: _____
Printed Name: Frank L. Visocky
Title: Assistant Vice President

PIN NO: 136 15 0A 083

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Frank L. Visocky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Assistant Vice President of LandAmerica Default Services, Inc. as Attorney in Fact of First Horizon Home Loans, a division of First, corporation, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 6 day of August, 2008.

[Affix Notary Seal]

NOTARIAL SEAL
ERNEST G LOVELACE
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Jul 12, 2009

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-12-2009

OATH OF CONSIDERATION

STATE OF Pennsylvania
COUNTY OF Washington

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

AFFIANT

Affiant signature

Subscribed and sworn to under oath before me, this 6 day of August, 2008.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-12-2009

NOTARIAL SEAL
ERNEST G LOVELACE
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Jul 12, 2009

EXHIBIT A

[Legal Description]

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

Land in Davidson County, Tennessee, being Unit No. 83 on the Plan of Phase Two, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20080528-0054206 on May 28, 2008.

PIN NO: 136 15 0A 083

STREET ADDRESS:

3405 Old Anderson Road, Unit #228, Antioch, TN 37013