Dav. Co. File Box 14-A
jtc file no. 14251-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/01 16:48 2pgs
Fees:13.00 Taxes:795.50

20010703-0070856

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Assoc., 4698 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Wilder III (NAME)	Franklin American Mortgage Company (NAME)	105-13-0-103.00
1206 Elmwood Avenue (ADDRESS)	501 Corporate Centre Dr. Ste 400 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, Julie Ann Johnson Dougherty, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stuart Wilder III and Susan L. Allen

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:

Being the easterly one-half Lot Number 65 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Plat Book 421 at page 34, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by John Kohl and Co., 400 7th Avenue South, Nashville, TN 37203, License No. 100 dated November 8, 1994 as follows:

Said part of said Lot Number 65 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, along the westerly margin of an alley, 188 feet to another alley in the rear.

Being the same property conveyed to Julie Ann Johnson, a single person by Warranty Deed from Luther Weathers and wife, Anah Weathers & Wayne Hilton and wife, Patricia Hilton of record in Book 9527, page 688, said Register's Office. Julie Ann Johnson has since married and is now known as Julie Ann Johnson Dougherty.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Brian Dougherty joins in this instrument for the sole purpose of conveying his interest in said property by virtue of his marriage to Julie Ann Johnson Dougherty.

unimproved ( )
This is improved (X) property, known as 1206 Elmwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 hand this 29th day of June 2001

Julie Ann Johnson Dougherty

Brian Dougherty

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 Julie Ann Johnson Dougherty, married and Brian Dougherty, her husband

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 29th of June, 2001.

Commission expires 4/16/02

Notary Public

WILLIAMSON COUNTY, TENNESSEE
JACK CASE WILSON
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____, and attesting the same by the said ____ as such ____. as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____, ____.

My commission expires ____

Notary Public