WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/01 16:24 2pgs
Fees:13.00 Taxes:762.20

20011003-0107552

ET-01-1792

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Julie Johnson
Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-9-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Julie Johnson	Countrywide Home Loans	
3753 Couchville Pike (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	138-00-O-70.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOFFMAN FAMILY GRANTOR TRUST DATED NOVEMBER 12, 1998, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JULIE JOHNSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Couchville Pike, said point being the northeast corner of the Kenneth E. Williams property of record in Book 4082, Page 966, Register's Office for Davidson County, Tennessee; thence with Williams' easterly boundary line, south 6 degrees 46' 03" West 1034.19 feet to an iron pin at the edge of a 50 foot right fo way; thence north 83 degrees 12' west 220.80 feet, more or less, to a corner post, being the southwest corner of the Raymond Kelton property of record in Book 2906, page 634, said Register's Office; thence with Kelton's westerly boundary line north 6 degrees 06' 38" east 1011.41 feet to a point in the southerly margin of Couchville Pike; thence with the same north 86 degrees 50' west 7.77 feet to a point; thence continuing with Couchville Pike, north 76 degrees 50' west 210.76 feet to the point of beginning.

Being the same property conveyed to Hoffman Family Grantor Trust dated November 12, 1998 by deed from Hubert Hollins and wife, Sue Hollins dated December 27, 1999 of record at instrument number 200001030000154, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3753 Couchville Pike, Hermitage, Tennessee 37076
(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/our hand(s) this 25th day of September, 2001.

Mitchell Hoffman, co-Trustee

Carla F. Hoffman by attorney-in-fact, co-Trustee

Mitchell Hoffman and Carla F. Hoffman, Co-Trustees for Hoffman Family Grantor Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mitchell Hoffman ~~and Carla F. Hoffman~~, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 25th day of September, 2001.

My Commission Expires: 9-9-03

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, 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 _____ as such _____.

Witness my hand and official seal at office at _____ on this the 25th day of September, 2001.

My Commission Expires _____

_____
Notary Public

State of Tennessee
County of Wilson

On this the 25 day of September, 2001 before me personally appeared Mitchell Hoffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carla F. Hoffman, and who acknowledged that such person executed the same as the free act and deed of the said Carla F. Hoffman, by virtue of that Power of Attorney, duly executed by the said Carla F. Hoffman and appearing of record in Book _____, Page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 25 day of September, 2001.

My Commission Expires: 9-9-03

Beverly J. Heatherly
Notary Public

HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

Return to: Executive Title
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122