WARRANTY DEED

BOX 50-B

PREPARED BY RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THE 13TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Johanson	Countrywide Home Loans, Inc.	136-15-79
(NAME)	(NAME)	
3565 Gondola Drive	1520 Memorial Blvd Ste. 104	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/27/02 10:38 2pgs
Fees:13.00 Taxes:303.03

20021127-0147191

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, Katherine Denise Burton and husband Richard Lum Burton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Johanson unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 67-A on the Plan of Chelsea of Priest Lake, Lots 64-68, Section I-B, of record in Plat Book 6250, Page 365, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said lot No. 67-A fronts 50.70 feet on the northerly margin of Gondola Drive and extends back 140 feet on the westerly line of 150.67 feet on the easterly line to a dead line in the rear measuring 27.97 feet thereon.

Being the same property conveyed to Katherine Denise Burton and husband Richard Lum Burton, by deed of record in Book 8437, Page 85, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Katherine Denise Burton and Richard Lum Burton by Sharon Benson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ~~*~~ _____, in the Register's Office for Davidson County, Tennessee.

*20021127-0147190

unimproved ☐
This is improved ☒ property, known as 3565 Gondola Drive, Antioch, TN 37013
(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 13th day of November, 2002.

Katherine Denise Burton by Sharon Benson attorney in fact

Katherine Denise Burton

Richard Lum Burton by Sharon Benson attorney in fact.

Richard Lum Burton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of November, 2002, before me personally appeared Sharon Benson, the person who executed the foregoing instrument on behalf of Katherine Denise Burton and Richard Lum Burton and who acknowledged that she executed the same as the free act and deed of the said Katherine Denise Burton and Richard Lum Burton, through Power of Attorney granted she by the said Katherine Denise Burton and Richard Lum Burton.

Witness my hand and official seal at Nashville, Tennessee this 13th day of November, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

