Davidson County DEEDWARR
Recvd: 01/12/04 11:19 2pgs
Fees:13.00 Taxes:336.70
20040112-0004514

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Kathryn Lee Powers	Franklin American Mortgage	44-15-375
1104 Clarke Street	501 Corporate Centre Dr. S-400	
Old Hickory TN 37138	Franklin, TN 37067	

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FOR AND IN 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

Vicki Lonzo Johnson, a married woman

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Lee Powers, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 91, on the Plan of the Village of Old Hickory, Section "B", of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki Lonzo Johnson, retaining a life estate for Barbara Lonzo, by Deed, dated November 8, 2000 of record in Instrument No. 20001115-0113302, Register's Office for Davidson County, Tennessee.

Mark Johnson, spouse of Vicki Lonzo Johnson, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

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

This is improved property known as 1104 Clarke Street Old Hickory TN 37138.

TO HAVE AND TO HOLD the said tract of 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 OUR HANDS THIS 5TH DAY OF JANUARY, 2004.

Vicki Lonzo Johnson

Mark Johnson

Barbara Lonzo

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, VICKI LONZO JOHNSON AND HUSBAND MARK JOHNSON AND BARBARA LONZO, UNMARRIED WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE THIS 5TH DAY OF JANUARY, 2004.

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2004.

Notary Public K. J. Shelton

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07