Davidson County DEEDWARR
Recvd: 01/15/04 16:10 2pgs
Fees:13.00 Taxes:286.01

20040115-0006519

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,300.00

R Darrell Garton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 20 04

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Darrell Garton (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 19-10
248 Collier Ave. (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 214
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, James E. Johnson a/k/a James Edward Johnson and wife, Nellie Johnson a/k/a Nellie B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Darrell Garton, an unmarried man

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 west 25 feet of the south 125 feet of Lot No. 12 and the southerly 125 feet of Lot No. 11 of Block "F" on the Map of Woodbine Courts, Part 2, not of record and described as follows:

BEGINNING at a point in the north margin of Collier Avenue 25 feet east of the corner of Lots 11 and 12; thence northerly parallel to the line between said lots, 125 feet to a point; thence westerly parallel to Collier Avenue, 100 feet to a point; thence southerly 125 feet to the north margin of Collier Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to James Edward Johnson and wife, Nellie B. Johnson by deed from George H. Stubblefield and wife, Jewell C. Stubblefield, of record in Book 2485, Page 31, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1163, Page 441, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees.

CONTINUED

unimproved ( )
This is improved (X) property, known as 248 Collier Ave., Nashville, TN 37211
(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 our hand s this 14th day of January, 20 04

James Edward Johnson by Patricia McIntyre, atty in fact
James Edward Johnson

Nellie B Johnson by Patricia McIntyre, atty in fact
Nellie B. Johnson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Patricia McIntyre, 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 on behalf of James Edward Johnson a/k/a James E. Johnson and Nellie B. Johnson a/k/a Nellie Johnson as their Attorney in Fact as the free act and deed of the within named James Edward Johnson a/k/a James E. Johnson and Nellie B. Johnson a/k/a Nellie Johnson.

Witness my hand and official seal at Nashville, Tennessee the 14th day of January, 2004.

My Commission Expires: ~~1/29/05~~ 3/31/07

Jamie Crutchfield
NOTARY PUBLIC

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Power of Attorney of record in Instrument 20040115-0006518, said Register's Office.

James Edward Johnson and James E. Johnson being one in the same person.
Nellie B. Johnson and Nellie Johnson being one in the same person.