WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/04 11:14 2 pgs
Fees:13.00 Taxes:573.50

20040317-0030307

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Barbara Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March

Rosemary Smithson
Notary Public

MY COMMISSION EXPIRES: 8/11/
(AFFIX SEAL)

ROSEMARY SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 3702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Darren Wilmoth (NAME)	Fremont Investment and Loan (NAME)	172-15A/42
805 Cobble Cove (ADDRESS)	1065 N. Pacificenter Dr. (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Anaheim, CA 92806 (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, Nancy Phillips Buie and husband, John D. Buie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Darren Wilmoth

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. 108, on the Plan of Holt Woods, Section Four, as shown on plat of record in Plat Book 9700, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nancy M. Phillips by deed dated 10/29/01 from Susan Gargus and husband, Shawn Molsberger of record in Instrument No. 20011030-0118156, Register's Office for Davidson County, Tennessee.

Nancy M. Phillips n/k/a Nancy Phillips Buie, a married woman.
Nancy Phillips Buie a/k/a Nancy M. Phillips Buie.

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

unimproved ( )
This is improved (X) property, known as 805 Cobble Cove, Nashville, Tennessee 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 15th day of March 2004

Nancy Phillips Buie

John D. Buie
By: John D. Buie by Nancy Phillips Buie Atty in fact
Nancy Phillips Buie, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~John D. Buie~~ Nancy Phillips Buie

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March 2004.

Commission expires 9/22/07

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 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 _____.

My commission expires _____

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 15th day of March 2004, personally appeared before me, Nancy Phillips Buie, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ~~Nancy Phillips Buie~~ John D. Buie and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 15th day of March 2004.

My commission expires 9/22/07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires