24-1-063

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

mail

re-recording in correct County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/04 14:23 2pgs
Fees:12.00 Taxes:0.00

20040317-0030488

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2004

Notary Public

MY COMMISSION EXPIRES: Oct 21, 2007
(AFFIX SEAL)

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Vance Hohn (NAME)	Franklin American Mortgage Co. (NAME)	171-03-0-B
641 Old Hickory Blvd. #130 (ADDRESS)	SDI Corporate Centre Dr, Ste 400 (ADDRESS)	96.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin TN 37067 (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 R. Edmondson, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Vance Hohn and wife, Anne Hohn

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. 99 on the Plan of Phase One Section Two Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Edmondson by deed from Mike Halapin, unmarried, of record in Book 11255, page 38, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record

Shannon M. Edmondson, wife of James R. Edmondson, joins herein for the sole purpose of conveying all right, title, and interest she may have in said property whether arising by virtue of marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. Unit 130, Brentwood, TN 37027
(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 hand this 1st day of March 2004

James R. Edmondson by Sean Anderson Atty. in fact

James R. Edmondson

Shannon M. Edmondson by Sean Anderson Atty. in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Edmondson, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March 2004.

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 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of March, 2004, before me personally appeared. Sean Anderson known to me to be the person who executed the foregoing instrument on behalf of James R. Edmondson and Shannon M. Edmonsaon as their attorney-in-fact, and who acknowledged that he executed the same as the free act and deed of the said James R. Edmondson and Shannon M. Edmondson.

Witness my hand and seal this 1st day of March, 2004.

My Commission Expires:
January 26, 2008

Notary Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BK/PG:3162/534-535
04009246

DEED
03/04/2004 10:16 AM
BATCH 14425
MTG TAX 0.00
TRN TAX 832.50
REC FEE 10.00
DP FEE 2.00
REG FEE 1.00
TOTAL 845.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS