Davidson County DEEDWARR
Recvd: 03/18/04 09:50 2pgs
Fees:13.00 Taxes:610.50

20040318-0030726

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN01483

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$165,000.00

Frank W. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of March, 2004

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Johnson	**Countrywide Home Loans**	
712 Fatherland Street	**3011 Armory Drive, Suite 120**	**82-16-245**
Nashville, TN 37206	**Nashville, TN 37204**	

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,

J. Todd Crank and Glenn J. San Marco, both unmarried

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

Frank W. Johnson, 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 Lot No. 67 on the Plan of J. S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 50.0 feet on the southeasterly margin of Fatherland Street and extends back between parallel lines 210.0 feet to an alley.

Being the same property conveyed to Glenn J. San Marco and J. Todd Crank, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from David Lee Simpson, unmarried, dated November 3, 1994 and recorded November 7, 1994 in Book 9513, page 38, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **712 Fatherland Street, Nashville, TN 37206**
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 hands this 10th day of March, 2004.

J. Todd Crank by Cindy Evans, Attorney-in-Fact
J. Todd Crank by Cindy Evans, Attorney-in-Fact

Glenn J. San Marco by Cindy Evans, Attorney-in-Fact
Glenn J. San Marco by Cindy Evans, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of March, 2004, before me personally appeared **Cindy Evans** to me known to be the person who executed the foregoing instrument in behalf of **J. Todd Crank and Glenn J. San Marco** as **their** Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **J. Todd Crank and Glenn J. San Marco**.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of March, 2004.

My commission expires: 11/4/06

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

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 _____, 2004.

My commission expires:_____

Notary Public