Davidson County DEEDWARR
Recvd: 03/22/04 15:46 2pgs
Fees:13.00 Taxes:258.63

20040322-0032359

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Karla M. Lawson	Allied Mortgage Group, Inc.	Map 72-9
918 Spain Avenue	7 Bala Ave. Ste. 108	Parcel 161
Nashville, TN 37206	Bala Cynwyd, PA 19004	26b 11833

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Johnny D. Bolton, and wife, Virginia C. Bolton** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Karla M. Lawson** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 33 on the Plan of Bush Spain's Subdivision of a part of the Stull Lands of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said part of Lot 33 fronts 50 feet on the southerly side of Spain Avenue and extends back 165 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Johnny D. Bolton and wife, Virginia C. Bolton by deed of record in Instrument Number 20030623-0086123, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.

This is improved property commonly known as 918 Spain Avenue, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $69,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of March, 2004.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My commission expires:

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of March, 2004.

Johnny D. Bolton

Virginia C. Bolton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Johnny D. Bolton and wife, Virginia C. Bolton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of March, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005