Davidson County DEEDWARR
Recvd: 05/20/04 13:21 2pgs
Fees:13.00 Taxes:233.10

20040520-0059491

WARRANTY DEED

COTHRAN-04MT0565

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

Subscribed and sworn to before me this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Blake Cothran	Franklin American Mortgage Co.	107-14-38.00
(NAME)	(NAME)	
916 Kirby Drive	501 Corporate Center, suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JIMMY L. LEMMONDS AND DOROTHY ANNE LEMMONDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto T. BLAKE COTHRAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, being Lot No. 385 on the Plan of Addition No. 4 to Miro Meadows, of record in Plat Book 2083, Page 14, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jimmy L. Lemmonds and wife, Dorothy Anne Lemmonds by deed from Roy Wilburn Wiley and wife, Lorene J. Wiley, dated May 15, 1979, filed May 16, 1979, of record in Book 5436, Page 389, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 916 Kirby Drive, Nashville, Tennessee 37217
(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/our hand(s) this 14th day of May, 2004.

Jimmy L. Lemmonds

Dorothy Anne Lemmonds

By: Jimmy Lemmonds
Atty in Fact

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 Jimmy L. Lemmonds ~~and Dorothy Anne Lemmonds~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2004.

My Commission Expires:
7/23/06

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public within and for said County and State aforesaid, personally appeared Jimmy L. Lemmonds, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Dorothy Anne Lemmonds, and as such Attorney in Fact for Dorothy Anne Lemmonds, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Dorothy Anne Lemmonds to execute this instrument on behalf of Dorothy Anne Lemmonds.

Witness my hand and official seal on this 14tht day of May, 2004.

My Commission expires:

7/23/06

Notary Public

