Davidson County DEEDWARR
Recvd: 05/24/04 09:29 2pgs
Fees:13.00 Taxes:484.33
20040524-0060388

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,900.00.

Affiant

Sworn to and subscribed before me on this the 21 day of May, 2004.

NOTARY PUBLIC
My Commission Expires:

LINCOLN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

MORTGAGEE:

Countrywide Home Loans
4500 Park Granada
Calabasas, CA 91302-1613

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Bryan D. Gann	Mortgagee	018-12-0-A 055.00 CO
399 Dorr Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAMES E. HARDIMAN and wife, JO BUSBY HARDIMAN**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BRYAN D. GANN and wife, TATYANA Y. GANN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 55 on the Plan of Emerald Cove, a Planned Unit Development of record in Book 6900,Pages 630-631, said Registers' Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to JAMES E. HARDIMAN and wife, JO BUSBY HARDIMAN by Deed dated March 31, 1997, and executed by ROBERT W. SLATE, II, unmarried and recorded in Book 10407, Page 528, Register's Office for Davidson County, TN.

Subject to Restrictions of record in Book 7511, Page 581, said Register's Office.

This is improved property known as 399 Dorr Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 21st day of May, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES E. HARDIMAN

JO BUSBY HARDIMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JAMES E. HARDIMAN and wife, JO BUSBY HARDIMAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21st day of May, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires: 6-9-05