WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 13:40 2pgs
Fees:13.00 Taxes:258.35

20040602-0064532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,822.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel Garnett-Johnson (NAME)	Countrywide Home Loans Servicing LP (NAME)	MAP 44-11
749 Jaywood Drive (ADDRESS)	7105 Corporate Drive (ADDRESS)	PARCEL 61
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Plano, TX 75024-4100 (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, Kelvin Burgin and wife, Malinda Burgin

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

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. 168, Section A, Village of Old Hickory, as shown on the Plan of Section "A-a" and Part of Section "A" of record in Book 1424, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Kelvin Burgin and wife, Malinda Burgin by Warranty Deed from Jere Lee Clinard and wife, Melissa Ann Clinard dated September 18, 1998 of record in Book 11124, Page 900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to notes, easements, building setback lines, etc., if any as may be set forth on the Plan of Section "A-a" and Part of Section "A", Village of Old Hickory of record in Book 1424, Page 101, Register's Office for Davidson County, Tennessee; and further subject to DEED OF TRUST DATED 9/18/98 IN THE ORIGINAL AMOUNT OF $63,804.00 OF RECORD IN BOOK 11343, PAGE 829, SAID REGISTER'S OFFICE AND DEED OF TRUST DATED 4/19/02 IN THE AMOUNT OF $15,000.00 OF RECORD AS INSTRUMENT NO. 20020426-0051499, SAID REGSITER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 120 Buffalo Street, Old Hickory, TN 37138
(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 our hand s this 28th day of May 2004

Kelvin Burgin

Malinda Burgin

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 Kelvin Burgin and wife, Malinda Burgin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of May, 2004.

Commission expires March 25, 2006

Notary Public

GEANIE L. GREGORY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 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 _____, _____.

My commission expires _____

_____
Notary Public