Davidson County DEEDWARR
Recvd: 07/01/04 08:45 2pgs
Fees:13.00 Taxes:455.84

20040701-0078176

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $123,200.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2004.

Notary Public
My commission expires: 9/4/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 09/04/2005

02-0406-43230

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Keith A. Johnson	Franklin American Mortgage Co.	72-4-096.00
1501 Stratford Avenue	501 Corporate Centre Drive, Suite 400	
Nashville TN 37216	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven W. Poe, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Keith A. Johnson, unmarried, hereinafter called the Grantee, his successors 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. 1 of Block 'C' on the Plan of Inglewood Golf Club Subdivision, of record in Book 843, Page 65, Register's Office for said County.

SAID Lot No. 1 fronts 70 feet on the easterly side of Stratford Avenue, and extends back between parallel lines with the southerly margin of Golf Club Lane, 150 feet to a dead line.

BEING the same property conveyed to Steven W. Poe by deed dated 1/9/96 of record in Book 9594, Page 336, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrcitions, conditions, easements, setback lines, plat of record and encumbrnaces of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1501 Stratford Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenant with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 29th day of June, 2004.

Steven W. Poe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven W. Poe, unmarried, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of June, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/11/05

