03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 07/22/04 08:05 2pgs
Fees:13.00 Taxes:416.25

20040722-0087582

03-0406-32044

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ebony Banks	H&R Block Mortgage Corporation	150-08-0-046
3452 Country Way Road	2110 New Market Parkway #200	
Antioch, TN 37013	Marietta, GA 30067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Mahan, married**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Ebony Banks**, hereinafter called the Grantee, her 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. 518, on the Plan of Section Five, Towne Village Subdivision, of record in Book 6250, Page 783, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Mahan, a single person, by deed from David Kellum Johnson and Theresa Bowden Johnson, husband and wife of record in Instrument No. 20001024-0105293, Register's Office for Davidson County, Tennessee.

Joel Sweat, husband of Linda Mahan, hereby joins in the execution of this instrument, for the purpose of conveying his marital interests, if any, in subject property.

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 3452 Country Way Road, Antioch, TN 37013

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. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of July, 2004.

Linda Mahan

Joel Sweat

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Nashville, TN, this 16th day of July, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05