Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/04 14:30 2pgs
Fees:13.00 Taxes:138.75

20040817-0099419

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurel G. Johnson (NAME)	The CIT Group/Consumer Finance (NAME)	MAP 72-6
1127 McGavock Pike (ADDRESS)	545 Marriott Drive, Suite 610 (ADDRESS)	PARCEL 253
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, James Robinson, sole heir at law of Louise Robinson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurel G. 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, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 36, the southwest corner of Lot No. 39, the westerly part of Lot No. 40, the alley between Lot Nos. 36, 40 and part of 39, and the southerly 10 feet of the alley running east and west between parts of Lot Nos. 32 and 36 on the plan of Lenmore Place, as of record in Book 332, page 32, Register's Office for said County, described as follows:

Beginning in the northwest corner of Maxey Lane and the right of the Lewisburg, division of the Louisville and Nashville Railroad; thence with the northerly margin of said lane, westwardly 90 feet; thence northwardly and parallel with Annie L. Robyn's west line, which line is the east line of the lot conveyed to J. E. Hurt by deed from Annie J. Robyn, of record in Book 682, page 655, said Register's Office, 210 feet, more or less, to the center of an alley, now closed thence with the center of said alley, eastwardly 46 feet, more or less, to a point 10 feet south of the northwest corner of Lot No. 30; thence with the west line of said Lot No. 39, southwardly 10 feet; thence eastwardly 20 feet more or less, to the west line of said right of way; thence with said right of way, southwardly 200 feet, more or less, to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1127 McGavock Pike, Nashville, TN 37216
(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 hand this 6th day of August, 2004

James Robinson
James Robinson

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 James Robinson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 2004.

Commission expires 11/26/05

Laura G. Beasley
Notary Public

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

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Louise Robinson by deed dated 9/26/75 from James Baldwin Robinson of record in Book 4961, page 49, Register's Office for Davidson County, Tennessee. The said Louise Robinson having since died 3/6/97 and her sole heir at law being James M. Robinson.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 32, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.