K 11511

Davidson County DEEDWARR
Recvd: 08/25/04 15:04 4pgs
Fees:22.00 Taxes:0.00

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BOOK 11511 PG. 484

STATE OF TENNESSEE 9912-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99.

Notary Public
MY COMMISSION EXPIRES: 11-25-2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus F. Johnson (NAME)	First Bank & Trust (NAME)	86-14-B-48CO
3109 Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	1725 North Mt. Juliet Road (STREET ADDRES)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Jeanne C. Gannaway and Patricia Gannaway Correll, unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus F. Johnson and wife, Regina P. 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. 132 on the Plan of Fleetwood Subdivision, Phase One of record in Plat Book 6900, page 465, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Jeanne C. Gannaway and Patricia Gannaway Correll, unmarried persons by deed from Aniela Matej, unmarried, filed of record in Book 9968, page 474, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3109 Lake Drive, Hermitage, TN 37076

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 their hand s this 28th day of May, 19 99.

Jeanne C. Gannaway by Patricia Gannaway Correll POA
Jeanne C. Gannaway

Patricia Gannaway Correll
Patricia Gannaway Correll

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the purpose of re-recording this instrument is to add power of atterney acknowledgement

Customer Name: certified copy Date/Time: 8/11/2004 11:37:08 AM Instr. No: 199906041511484 Page No: 1 of 3

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9912-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J. Beale Poston Jr., a Notary Public in and for said County and State, the within named

[redacted] and Patricia Gennaury Correll, unmarried persons

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 Nashville Tennessee, this 28th day of May, 19 99.

My commission expires 11-25-2000

J. Beale Poston Jr.
Notary Public

0595620
DEED REFERENCE

99 JUN -4 AM 8:40
REGISTER
DAVIDSON COUNTY, TN.

5215 06/04 0101 02CHECK 510.50

Customer Name: certified copy Date/Time: 8/11/2004 11:44:46 AM Instr. No: 199906041511484 Page No: 2 of 3



I hereby certify that this is a true copy of the original Instrument filed in my office
In Book 11511 Page 484
This 11 day of August 20 04
BILL GARRETT Register of Deeds
By Brandi Wells
Deputy Register

Corrective Notary Acknowledgment

SATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 1999 before me personally appeared J. Blake Freeman, to me known to be the person who executed the foregoing instrument on behalf of Jeanne C. Gannaway, as Attorney in Fact and who acknowledged that he executed the same as the free act and deed of the said Jeanne C. Gannaway. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-25-2000