File #200410298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00.

Tracy L. Glodo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/3/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: SEPTEMBER 3, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy L. Glodo	Franklin American Mortgage Co.	Map: 95-08-138
(NAME) 2558 Hibbitts Road	(NAME) 501 Corporate Centre Drive, Ste 400	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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, **ANDREA MAY, MARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TRACY L. GLODO, UNMARRIED,** 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 all of Lot No. 38, on the Plan of Woodberry Park, as shown by plat appearing of record in Plat Book 2133, Pages 117-119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Henry V. Johnson and wife, Sophia A. Johnson by Warranty Deed dated January 30, 1960 of record in Book 2541, Page 179, Register's Office for Davidson County, Tennessee. The said Henry V. Johnson predeceased Sophia A. Johnson who died testate on September 17, 2000, devising said property to Emily Griffis, Mike Johnson and Kenny Johnson of record in Will Book 237, Page 781, said Register's Office. Being the same property conveyed to Andrea May by Quitclaim Deeds of record in Instrument No. _____,* Carl May, spouse of Andrea May hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

*Instrument No. _____ and
Instrument No. _____, RODC, TN.

This conveyance is subject to the following: Restrictive Covenants of record in Book 2297, Page 194; Deed of Conveyance for Water Mains to the City of Nashville of record in Book 2345, Page 43; all matters shown on plat of record in Plat Book 2133, Pages 117-119; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2558 Hibbitts Road, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor(s) agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

* 20041019-0125459
* 20041019-0125460
* 20041019-0125461

Davidson County DEEDWARR
Recvd: 10/19/04 11:23 2pgs
Fees:13.00 Taxes:427.35

20041019-0125462

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 hands this 15th day of October, 2004.

Andrea May

Carl May

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Andrea May and husband, Carl May who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027