Davidson County DEEDWARR
Recvd: 11/22/04 10:30 2pgs
Fees:13.00 Taxes:429.20

20041122-0139604

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Diane Harnett
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/01/07
(AFFIX SEAL)

P-CHL-04-3821

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Gift	Countrywide Home Loans, Inc.	
3821 Creekwood Court	(NAME) 718 Thompson Lane, Suite 101	058-15-0-090.00
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YVONNE T. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY D. GIFT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 69 on the Plan of Creekwood North Subdivision, as of record in Book 4675, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Yvonne T. Johnson, unmarried, by deed from AmSouth Bank, dated July 30, 2004 and filed of record as Instrument No. 20040804-0093797, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3821 Creekwood Court, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of November, 2004.

Yvonne T. Johnson
Yvonne T. Johnson

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Yvonne T. Johnson, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of November, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959