FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Timothy B. Lohne	Georgia Bank & Trust Co. of Augusta	Map 53
1304 Clarke St.	1321 Murfreesboro Rd., Ste. 701	Group 3
Old Hickory, TN 37138	Nashville, TN 37217	Parcel 190

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

Barry W. Cranford and wife, Rebecca L. Cranford

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Timothy B. Lohne, 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 Lot No. 203, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, fronting 56.4 feet on Clarke Street.

BEING the same property conveyed to Barry W. Cranford and wife, Rebecca L. Cranford by deed from Patricia A Finch Slate and Richard A. Finch, the only heirs-at-law of Mable O. Finch, deceased, of record in Book 10873, Page 699, dated March 31, 1998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1913, Page 152, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1424, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1304 Clarke St., Old Hickory, TN 37138

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 our hands this 22nd day of November, 2004.

Barry W. Cranford

Rebecca L. Cranford

Davidson County DEEDWARR
Recvd: 11/24/04 13:08 2pgs
Fees:13.00 Taxes:369.63

20041124-0141033

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry W. Cranford and Rebecca L. Cranford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at White House, Tennessee, this 22nd day of November, 2004.

My Commission Expires: 11/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.