Davidson County DEEDWARR
Recvd: 12/17/04 14:41 2pgs
Fees:13.00 Taxes:434.75
20041217-0150411

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006

05-0411-61981

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $117,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
John Creech	America's Wholesale Lender	61-14-0-058
1067 Horseshoe Drive	7105 Corporate Drive	
Nashville TN 37216	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruth E. Thomas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Creech and wife, Genevieve Creech, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 59 on the plan of Locust Grove, not of record, described according to a survey made by Anderson and Gee, January 22, 1946, as follows:
Beginning on the northerly margin of Horseshoe Drive at a point 60 feet West of the southwest corner of the property conveyed to Robert L. Ryman and wife, by deed from H.E. Richardson and wife, of record in Book 1417, Page 289, Register's Office for said County, being the corner of Lot Nos. 38 and 39; thence with line between said two lots, northwardly 175 feet to the common corner of Lot Nos. 38, 39, 58, and 59; thence with the line between Lot Nos. 38 and 39, westwardly 60 feet to the common corner of Lot Nos. 39, 40, 57, and 58; thence with the line between Lot Nos. 39 and 40, southwardly 175 feet to the northerly margin of Horseshoe Drive; thence with said Drive, eastwardly 60 feet to the beginning.

Being the same property conveyed to Ruth E. Thomas by deed from Edna Barrett, dated 10/12/99, recorded 10/20/99, of record in Book 11709, Page 145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1067 Horseshoe Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2004.

Ruth E. Thomas

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth E. Thomas, with whom I am personally acquainted, and who acknowledged ~~they~~ She, executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of December, 2004.

State of Tennessee at Large

My Commission expires 8-20-07

NOTARY PUBLIC AT LARGE
JANICE GRUBBS
MONTGOMERY CO. TENN.