WARRANTY DEED

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia French	Loan #83931062 Full Spectrum Lending, Inc.	MAP 091-020
(NAME)	(NAME)	
6016 Louisiana Avenue	15 Century Blvd #104	PARCEL 23400
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Leroy H. Johnson and Diana A. Tanaro ~~and~~ n/k/a Diana A. Johnson, as tenants in commom w/ROS, **HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia French, an unmarried woman

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:

Property located at 6016 ~~Louisville~~ Avenue, Nashville, Davidson County, Tennessee 37209 AND: Louisiana

Land in Davidson COunty, Tennessee, being Lot No. 17 of Block 9 on the Extension of the Plan of Cherokee Park Division, not of record.

The Plan of Cherokee Park Subdivision showing a part of the westerly part of Block 9 is of record in Book 161, page 75, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Louisiana Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leroy H. Johnson and Diana A. Tanaro, as tenants in commom w/ROS by deed dated 10/25/99, from Walter H. Estes and wife, Sara J. Estes, filed for record on 10/26/99, in Book 11718, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters appearing on the Plan Book 161, page 75, said Register's Office, including any restrictions ancillary thereto and any additional restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 12/28/04 08:30 2pgs
Fees:13.00 Taxes:277.50

20041228-0152573

unimproved ( )
This is improved (X) property, known as 6016 Louisiana Avenue, Nashville, Tennessee 37209
(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 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 hand s this 16th day of December 2004

Leroy H. Johnson

~~Diana A. Tanaro~~ n/k/a ~~Diana A. Johnson~~

Diana A. Tanaro n/k/a Diana A. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leroy H. Johnson and Diana A. Tanaro ~~and~~ n/k/a Diana A. Johnson, as tenants in commom w/ROS

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 Old Hickory, Tennessee, this 16th day of K December, 2004.

Commission expires _____

_____
Notary Public

FRANCINE JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public