RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43600

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/05 16:12 2 pgs
Fees:13.00 Taxes:286.38

20050114-0005558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of January, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Reynolds	Cendant Mortgage Corporation	86-2-19
6014 Cortez Court	3000 Leadenhall Road	
Hermitage, TN, 37076	Mt. Laurel, NJ 08054	

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, I/WE,

David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D Dec. 21, 1993

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David B. Reynolds and wife, Theresa Reynolds

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:

BEING Lot No. 105 on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D Dec. 21, 1993 by Quitclaim Deed from David R. Johnson of record in Book 9196, Page 746; and by Warranty Deed from Michael P. Ratkovich and wife, Sandra A. Ratkovich, of record in Book 5988, Page 168, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6014 Cortez Court, Hermitage, TN 37076

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 my/our hand(s) this 7th day of January, 2005

X David R. Johnson TRUSTEE
David R. Johnson, Trustee

X Linda S. Johnson Trustee
Linda S. Johnson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D Dec. 21, 1993, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2005

Notary Public

My Commission Expires: 3/25/06

