Davidson County DEEDWARR
Recvd: 02/03/05 14:18 2 pgs
Fees:13.00 Taxes:299.33

20050203-0012914

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN00017

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2005

NOTARY PUBLIC AT LARGE Notary Public

Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

MY COMMISSION EXPIRES: _____

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Smotherman	**Countrywide Home Loans**	
1204 Pennock Avenue	**3011 Armory Drive, Suite 120**	**071-15-0 409.00**
Nashville, TN 37207	**Nashville, TN 37204**	

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,

G. Lynn Davis, unmarried

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

John A. Smotherman, 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:

Being the southerly 6 feet of Lot 21 and the north 38 feet of Lot No. 22 on the Map of Crutcher's Subdivision of part of the Lucy H. Lindsey Property as of record in Plat Book 161, page 129, of the Register's Office for Davidson County, Tennessee.

Said parts of Lots 21 and 22 front 44 feet on the westerly side of Pennock Avenue and run between parallel lines 159 feet more or less, to an alley.

Being the same property conveyed to G. Lynn Davis, by Warranty Deed from Wachovia Bank, NA (formerly known as First Union National Bank) as Trustee for Long Beach Mortgage Loan Trust 2001-4, by Washington Mutual Bank, FA, as attorney in fact, dated 6-23-04 and recorded 9-3-04 in Instrument Number 20040903-0107246, Register's Office for Davidson County, Tennessee and previously Being the same property conveyed to Wachovia Bank, NA (formerly known as First Union National Bank) as Trustee for Long Beach Mortgage Loan Trust 2001-4, by Washington Mutual Bank, FA, by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, dated 1-29-04 and recorded 3-8-04 in Instrument Number 20040308-0025934, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Cindy M. Cooley, unmarried person, by Warranty Deed from Arthur J. Williams, married, dated 6-4-99 and recorded 6-7-99 in Book 11514,Page 192, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **1204 Pennock Avenue, Nashville, TN 37207**

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 31st day of January, 2005.

G. Lynn Davis

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 **G. Lynn Davis** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2005.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

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, executed 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 _____ , Tennessee, this 31st day of January, 2005.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 31st day of January, 2005.

My commission expires:_____ _____

Notary Public