WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$132,150.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31 DAY OF MARCH, **2005.**

Brian J. Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/13/05 14:17 2 pgs
Fees:13.00 Taxes:488.96

20050513-0054401

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Johnathan Pass	Mortgage Lenders ~~same~~	**83-7-237**
910 Cresent Hill Road	36000 Mancell Road #350	
Nashville, TN 37206	Alpharetta GA 30022	

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,

Phillip Dean, unmarried

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

Johnathan Pass, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 56 on the map of Roselawn as of record in book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 68.8 feet on the southerly side of Cresent Hill Road and runs Back between lines 172.8 feet on the westerly line and 157.1 feet and on the easterly line, to a dead line in the rear which measures 72 feet.

Being the same property conveyed to Phillip Dean, unmarried by Warranty Deed from Duane Charle Foglesong ad Connie Fogglesong Halley, Robert Darrell Foglesong and Dwight Kenneth Foglesong dated 04/11/03 and filed for record 04/14/03 in Instrument No. 20030414-0049112, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 2133, page 1, said Register's Office.

Subject to easement of record, in Book 4026, Page 795, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **910 Cresent Hill Rd.**
Nashville, TN 37206

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 not 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 ever 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 hand this 31 day of **MARCH, 2005**

Phillip Dean

Phillip Dean

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, **Phillip Dean,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged tha **HE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, **Tennessee.**

This 31 day of **MARCH, 2005.**

Brian Vaske

Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.