Davidson County DEEDWARR
Recvd: 09/23/05 10:32 2 pgs
Fees:13.00 Taxes:399.60

20050923-0114344

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of September, 2005

Notary Public

MY COMMISSION EXPIRES:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

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
James A. Nolan	**C.W.H. Loans, Inc.**	**072-09-276**
901 Fairwin Avenue	**P.O. Box 10212**	
Nashville, TN 37216	**Van Nuys, CA 91410-0212**	

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,

Mildred Johnson LeMaire, Mary Johnson Arnold and John T. Johnson, Jr.

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

James A. Nolan and wife, Rachel Kerry Hall- Nolan

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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Eskridge Subdivision of part of the W.B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 38 fronts 60 feet on the North side of Fairwin Avenue and runs back between parallel lines 165 feet, more or less, to a dead end.

Being the same property conveyed to Mildred Vaughn Johnson and husband, John Thomas Johnson, by Deed from Martha Franklin Eskridge and husband, H.W. Eskridge, dated 4-30-36 and recorded 5-1-36 in Book 954, page 371, Register's Office for Davidson County, Tennessee. John Thomas Johnson having since died and his wife succeeded in ownership of the property as tenant by the entirety. Mildred Vaughn Johnson died on April 19, 2005 and devised the property to Mildred Johnson LeMaire, Mary Johnson Arnold and John T. Johnson, Jr.

Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4180, page 139, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **901 Fairwin Avenue, 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 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 21st day of September, 2005.

Mildred Johnson LeMaire — **Mildred Johnson LeMaire**

Mary Johnson Arnold — **Mary Johnson Arnold**

John T. Johnson, Jr. — **John T. Johnson, Jr.**

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 Mildred Johnson LeMaire, Mary Johnson Arnold and John T. Johnson, Jr. 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 21st day of September, 2005.

Commission Expires:_____

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, 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 _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public