B041

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: January 27, 2001.

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Instr:200005120048082 Page: 1 OF 2
REC'D FOR REC 05/12/2000 10:39:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $429.20

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Ward	**Atlantic International Mortgage Company**	**95-7 129**
(NAME) **211 Cloverdale Court**	(NAME) **2502 Rocky Point Drive, Suite 762**	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Tampa, FL 33607**	
(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, **JOSEPH JOHNSON AND WIFE, ELAINE JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARL E. WARD, AN UNMARRIED MAN**, 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. 10 on the Plan of Merry Oaks Subdivision, Section 4, of record in Book 2330, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Johnson and wife, Elaine Johnson April 14, 1995 by deed of record in Book 9646, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Elaine Johnson by Joseph Johnson as her Attorney-In-Fact pursuant to Power of Attorney being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as **211 Cloverdale Court, Nashville, TN 37214**

(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 **my/our hand(s)** this **10th day of May, 2000**.

Joseph Johnson

Elaine Johnson

per attyin fact

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 Joseph Johnson, married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **10th** day of **May, 2000.**

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires:
1-27-01

Notary Public

State of Tennessee
County of Davidson

On this 10th day of May, 2000 before me personally appeared Joseph Johnson, the person who executed the foregoing instrument on behalf of Elaine Johnson, and acknowledged that he executed the same as the free act and deed of the said Elaine Johnson, through Power of Attorney granted him, by the said Elaine Johnson.

Witness my hand and official seal in Antioch, Tennessee, this 10th day of May, 2000.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires:
1-27-01

Notary Public