Instr:200006010054753 Page: 1 OF 2
REC'D FOR REC 06/01/2000 3:31:14PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $462.50

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **26th** day of **May, 2000** between **A. J. Johnson, ,** GRANTOR, and **Yvonne R. Tolbert, unmarried ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Quail Ridge Section Three of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to A. J. Johnson by Warranty Deed from THE DEVELOPERS, a Joint Venture, of record in Book 11212, page 903, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 8163, page 781, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 7900, page 781, Register's Office for Davidson County, Tennessee.

Subject to a ten foot access easement and easement for cemetery as shown on Plat Book 7900, page 781, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2120 Quail Ridge Drive, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **26th** day of **May, 2000.**

A. J. Johnson

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. J. Johnson, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 26th day of May, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $125000

Yvonne R Tolbert
Affiant

Subscribed and sworn before me this 26th day of May, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Yvonne R. Tolbert
2120 Quail Ridge Drive
Nashville, Tennessee 37207

Send Tax Bills to:
SOUTHTRUST MORTGAGE CORPORATION
5409 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Map & Parcel Number:

Map 32-09-9 Parcel 145