Instr:200007170070077 Page: 1 OF 2
REC'D FOR REC 07/17/2000 9:44:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $647.50

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17332**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00 Affiant Subscribed and sworn to before me, this 14th day of JULY, 2000. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JACKIE S. LANE 324 Elmington Avenue, #7 Nashville, Tennessee 37205	NEW OWNER	MAP 104-10-C PAR 7.00CO FB 7DA71593

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERTA L. JOHNSON, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JACKIE S. LANE, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in TENNESSEE County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 324 ELMINGTON AVENUE, #7, NASHVILLE, TENNESSEE 37205 and has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 14th day of JULY, 2000.

Roberta L. Johnson By Stephen M. Johnson atty in fact
ROBERTA L. JOHNSON
BY STEPHEN M. JOHNSON AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Stephen M. Johnson, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Roberta L. Johnson and is authorized by the said Roberta L. Johnson to executed this instrument on her behalf.

Witness my hand, at office, this 14th day of JULY, 2000.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit D7 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Roberta L. Johnson by deed from Jack M. Batson, an unmarried person of record in Book 9830, page 736, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4486, page 547, Book 4673, page 102, Book 4963, page 265; (3) By-Laws of record in Book 4486, page 553, Book 4963, page 263, Book 5362, page 258, Book 5516, page 302; (4) Charter of record in Book 4790, page 686; (5) Agreement of record in Book 4728, page 411; and (6) All matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office.