Instr:20000810007952? Page: 1 OF 2
REC'D FOR REC 08/10/2000 2:37:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $342.99

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2000.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Chike Aniukwu and Luzmira Torres
477 Elysian Fields Rd.
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map Parcel No.
Map/Parcel: 133-14-036.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **David M. Johnson, a married person**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Chike Aniukwu and wife, Luzmira Torres**, hereinafter called 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. 91, on the May of Elysian Park Subdivision, as of record in Book 2331, page 32, Register's Office for said County,

Said Lot No. 91 fronts 84 feet on the southerly side of Elysian Fields Road, formerly Trousdale Drive, and runs back 284.9 feet on the easterly line and 328.8 feet on the westerly line to a dead line in the rear on which it measures 107.2 feet.

Being the same property conveyed to David M. Johnson, by quitclaim deed from Paula Rudy Johnson, of record in Book 10133, Page 488 and by deed of record in Book 9578, page 124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

b. All matters appearing on the Plan of record in Plat Book 2331, page 32, Register's Office for Davidson County, Tennessee

c. Easement for sanitary sewer and storm drainage of record in Book 5383, page 212 and Book 5594, page 626, Register's Office for Davidson County, Tennessee.

d Subject to a Davidson County, Tennessee, Chancery Court Order establishing a boundary line of record in Book 8747, page 94 and Book 8810, page 856, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 477 Elysian Fields Rd., Nashville, Tennessee 37211.

N52648

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 person 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 4th day of August, 2000.

David M. Johnson

Monica Gomez Johnson BY David M Johnson HER ATTORNEY IN FACT

Monica Gomez Johnson

* The said Monica Gomez Johnson joins in this instrument to convey any and all marital interest she has in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, David M. Johnson, within named bargainors, 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, in Nashville, Tennessee, this 4th day of August, 2000.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, David M. Johnson, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact of Monica Gomez Johnson and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact of Monica Gomez Johnson.

Witness my hand and official seal, in Nashville, Tennessee, this 4th day of August, 2000.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002