Davidson County DEEDWARR
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Fees:11.00 Taxes:307.10

20010105-0001826

WARRANTY DEED

Preparer's File #HONEYCUTT-00I0393

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2000.

(Affix Seal) Notary Public

My Commission Expires: July 16, 2002

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joel Honeycutt	ABN AMRO Mortgage Group, Inc.	119-14-206
2934 Wingate Avenue	2600 W. Big Beaver Road	
Nashville, TN 37211	Troy, Michigan 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERIC M. JOHANSEN AND KATHLEEN M. JOHANSEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOEL HONEYCUTT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 39 on the Map of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office Davidson County, Tennessee.

Said Lot 39 fronts 60 feet on the easterly side of Wingate Avenue and runs back 157.5 feet on the north line and 159.1 feet on the south line to a dead line, which is a broken line, on which it measures 76.88 feet .

Being the same property conveyed to Eric M. Johansen and wife, Kathleen M. Johansen, by Michael E. Thurmond, married, in Warranty Deed dated May 26, 1995, and filed of record on June 2, 1995, at Book 9689, page 936, Office of the Register of Deeds for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **2934 Wingate Avenue, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **26th** day of **October, 2000**:

Eric M. Johansen

Kathleen M. Johansen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, W. Aaron Fortner, a Notary Public in and for said County and State, the within named ERIC M. JOHANSEN AND KATHLEEN M. JOHANSEN, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2000.

Notary Public

My Commission Expires: July 16, 2002