# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 20xx 01
Notary Public
MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey R. Budd (NAME) | Same as New Owner (NAME) | MAP 43-15 |
| 620 Cumberland Hills Dr. (ADDRESS) | (ADDRESS) | PARCEL 95 |
| Hendersonville, T 37075 (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, Lloyd Johnson and Donna Johnson , husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Budd

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 7 of Rock Hill Subdivision, Block A of record in Instrument No. #20010129-0008518 Register's Office for Davidson County, Tennessee, to which plat reference for a more complete and accurate description.

Being part of the same property conveyed to Lloyd Johnson by Warranty Deed from William Enoch Melson of record in Instrument No. # 20001020-0104391 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF ROCK HILL SUBDIVISION, BLOCK A, AS OF RECORD AS INSTRUMENT NO. 20001020-0104392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 02/22/01 15:36 2pgs
Fees:11.00 Taxes:37.00
20010222-0016923

unimproved ( X )
This is improved ( ) property, known as 115 Farris Avenue, Madison, Tn 37115
(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 hand this 20th day of February, 19 01

Lloyd Johnson

Donna Johnson

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 Lloyd Johnson and Donna Johnson, husband and wife

the bargainor _____, 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 Madison, Tennessee, this 20th day of February, 19 01

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public