WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/01 15:54 2pgs
Fees:11.00 Taxes:619.75

20010228-0018807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,500.00

Donna H. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2001

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
KEITH L. MELTON (NAME)	FIFTH THIRD MORTGAGE COMPANY (NAME)	114-14-A-77CO
209 DEER POINTE (ADDRESS)	38 FOUNTAIN SQUARE PLAZA (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	CINCINNATI, OH 45263 (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, LEROY H. JOHNSON AND WIFE, DIANA A. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH L. MELTON AND MARY L. MELTON, HUSBAND AND WIFE

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 No. 77, on the Final Plat of SECTION 1, WOODLAND FOREST, of record in Book 6900, pages 534-536, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LEROY H. JOHNSON AND WIFE, BETTY JOHNSON, by deed from Dwayne Cole Homebuilders, Inc., of record in Book 7889, page 955, Register's Office for DAVIDSON County, Tennessee. The said BETTY JOHNSON has since died and is survived by husband, LEROY H. JOHNSON.

DIANA A. JOHNSON, wife of LEROY H. JOHNSON, joins in to convey any interest she may have by reason of her marital status in subject property.

The property herein conveyed is subject to restrictive covenants of record in Book 7207, page 851; Book 7439, page 487; and Book 7596, pages 684 and 692, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 209 DEER POINTE, NASHVILLE, TN 37209
(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 our hand s this 26th day of February, 2001

Leroy H. Johnson
LEROY H. JOHNSON

Diana A Johnson
DIANA A. 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 LEROY H. JOHNSON AND WIFE, DIANA A. JOHNSON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of February, 2001.

Commission expires May 27, 2001

I. DYKE TATUM 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 _____.

My commission expires _____

_____
Notary Public