Davidson County DEEDWARR
Recvd: 03/08/01 10:25 2pgs
Fees:11.00 Taxes:458.43
20010308-0021975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2001.

Notary Public

My Commission Expires: 10/22/01

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dorris W. Johnson and Cynthia L. Johnson
367 Ocala Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054

MAP-PARCEL NUMBERS:
162-05-0-052.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen Franklin Robertson and Dena Renee Jones** hereinafter referred to as Grantors, hereby transfers and conveys to **Dorris W. Johnson and wife, Cynthia L. Johnson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 119 on the Plan of Southwood, of record in Book 2663, Page 125 and Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allen Franklin Robertson and Dena Renee Robertson, husband and wife, by Warranty Deed from Gilbert D. Holt and Sandra G. Holt, husband and wife, recorded in instrument number 1999 121003 01847, Register's Office for Davidson County, Tennessee. Said Allen Franklin Robertson and Dena Renee Robertson having since divorced. Dena Renee Robertson and Dena Renee Jones are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 125, Register's Office for Davidson County, Tennessee.

Easement for sewer of record in Book 6434, Page 840, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2001, and subsequent years, are a lien not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 367 Ocala Drive, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of February, 2001.

Allen Franklin Robertson

Dena Renee Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Franklin Robertson and Dena Renee Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2001.

Notary Public

10/22/01
My Commission Expires

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

02850-BP