Davidson County DEEDWARR
Recvd: 05/30/01 12:55 2pgs
Fees:11.00 Taxes:66.60
20010530-0055825

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WARRANTY DEED

This Indenture made this **29th** day of **May, 2001** between **Excel Real Estate & Development Co., ,** GRANTOR, and **A. J. Johnson ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot Nos. 71 and 72 of Block 2, on the Map of the Subdivision of the Hefferman Place Subdivision, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 71 and 72 front 50 feet each on the northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Excel Real Estate and Development Co., by Warranty Deed from The Estate of Emma Gordon of record in Instrument No. 20010530-0055824**, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Property known as 2506 and 2508 Alameda Street, Nashville, Tennessee 37218.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **29th** day of **May, 2001.**

Excel Real Estate & Development Co.

Dwayne J. Bell

Dwayne Bell, President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the Excel Real Estate & Development Co., and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Excel Real Estate & Development Co. by him/her self as President. Witness my hand and official seal this 29th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $18000

Affiant

Subscribed and sworn before me this 29th day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
A. J. Johnson
P.O. Box 633
Antioch, TN 37011

Send Tax Bills to:
New owner

Map & Parcel Number:

Map 92-2 Parcels 389 and 390