Davidson County DEEDWARR
Recvd: 06/28/01 14:20 2pgs
Fees:11.00 Taxes:758.50
20010628-0068656

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WARRANTY DEED

This Indenture made this **20th** day of **June, 2001** between **Audie Johnson,** , GRANTOR, and **Billy J. Venson and wife, Brenda J. Venson** , as GRANTEEs

WITNESSETH, 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:

Land in Davidson County, Tennessee, Being Lot 24, Enchanted Hills Subdivision, Section 5, Phase II of record in Plat Book 9700, page 371, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Audie Johnson by Warranty Deed from Excel Real Estate & Development of record in Instrument Number 20000926-0095273, Register's Office for Davidson County, Tennessee.

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

Subject to all matters of record in Plat Book 9700, page 371, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4147, page 49; Book 7897, page 404; Book 7912, page 839; Book 8074, page 353; Book 8312, page 989; and Book 11664, page 291, Register's Office for Davidson County, Tennessee.

Improved property known as 4609 Lila Road, 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 **20th** day of **June, 2001.**

Audie Johnson

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audie Johnson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 20th day of June, 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 $205000

Affiant

Subscribed and sworn before me this 20th day of June, 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
Billy J. Venson
4609 Lila Road
Nashville, Tennessee 37218

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 58 Group 10-0 Parcel 51