WARRANTY DEED

Return to:
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of June, 2001.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie J. Carter	**FIRST SOUTHERN FINANCIAL**	149-2-45
(NAME) 2513 Oak Forest Drive	(NAME) **107 MUSIC CITY CIRCLE #204**	
(ADDRESS) Nashville, TN 37013	(ADDRESS) **NASHVILLE, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James L. Johnson and Sharon Johnson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Annie J. Carter** herereinafter called the GRANTEE(S), 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. 45 on the Plan of Oakwood Subdivision, Phase One, as of record in Plat Book 6900, Page 935, 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 James L. Johnson and Sharon Johnson by Warranty Deed of record in Book 9051, page 613, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 6900, page 935 of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9781, page 987; Book 7981, Page 478; Book 8038, Page 838; Book 8191, Page 323; Book 8191, Page 324; Book 8705, Page 870; Book 8323, Page 410; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(xxx) property, known as 2513 Oak Forest Drive Nashville TN 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 26th Day of June, 2001.

Davidson County DEEDWARR
Recvd: 07/02/01 10:52 2pgs
Fees:11.00 Taxes:554.63
20010702-0069676

James L. Johnson

Sharon Johnson

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared James L. Johnson and Sharon Johnson, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of June, 2001.

Carol Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/26/05

