PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/03/01 13:45 2pgs
Fees:13.00 Taxes:370.00
20010703-0070534

W & I Ref: (gj) Title No: 42590
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johnny Joe Johnson 5124 Edmondson Pike Nashville, TN 37220	1st Trust Bank for Savings 5109 Peter Taylor Park Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 147-14-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 100000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith E. Hoover and Johnny B. Dudley, the sole-heirs-at-law of Mildred Inez Dudley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Johnny Joe Johnson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Candlestick Farms Section One, of record in Plat Book 3300, page 56, Register's Office for said County.

SAID Lot No. 105 fronts 90.0 feet on the southeasterly margin of Edmondson Pike and extends back 167.0 feet on the northeasterly line and 152.1 feet on the southwesterly line to a broken line in the rear, measuring 92.5 feet thereon.

BEING the same property conveyed to Byron A. Dudley and wife, Mildred Inez Dudley by deed from Hallmark Construction Company, a Tennessee corporation of record in Book 3499, page 315, Register's Office for Davidson County, Tennessee. Byron A. Dudley has since died. Mildred Inez Dudley subsequently died, unmarried and intestate. The said Judith E. Hoover and Johnny B. Dudley are the said Mildred Inez Dudley's sole heirs-at-law. See the Affidavit of Heirship recorded in Instrument No. 20010523-0053717, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 56, said Register's Office, which Plan shows a 30 foot minimum building setback line from Edmondson Pike and 10 foot easement for utility along the broken rear line(s); Restrictive covenants of record in Book 3375, page 391, said Register's Office

This is improved property, known as: 5124 Edmondson Pike, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2001.

Judith E. Hoover **Johnny B. Dudley**

State of Tennessee
County of Davidson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Judith E. Hoover** and **Johnny B. Dudley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires 7/26/2003