Davidson County DEEDWARR
Recvd: 09/11/01 09:52 2pgs
Fees:13.00 Taxes:358.53
20010911-0098485

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **August, 2001** between **PATRICIA G. NORMAN, a single woman** , GRANTOR, and **TERRY JOHNSON, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **MADISON,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 318 on the Plan of Heritage Square, Phase III, Revised, of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cleve Michael Norman and wife, Patricia G. Norman by deed from Billy F. Harrison and wife, Cindy J. Harrison, of record in Book 8681, Page 501, Register's Office for Davidson County, Tennessee. The said Cleve Michael Norman has since died leaving sole ownership to Patricia G. Norman.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 5200, page 744; Declaration of Covenants, Conditions and Restrictions of record in Book 6071, page 766 and amended in Book 6122, page 483; any and all easements, right of ways, setback lines, zoning regulations, building restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Patricia G. Norman

PATRICIA G. NORMAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PATRICIA G. NORMAN, a single woman** , the within named bargainor, 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, at office, this **28th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

TERRY JOHNSON
516 HERITAGE LANE
MADISON, TN 37115

Property Address:

516 HERITAGE LANE
MADISON, TN 37115

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
8501 FALLBROOK AVENUE
WEST HILLS, CA 91304

Parcel #: 42-7, A, 94

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$96,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Terry Johnson
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **August, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076