206

Davidson County DEEDWARR
Recvd: 09/12/01 16:03 3pgs
Fees:18.00 Taxes:203.50
20010912-0099667

The Name and Address of the new owner is:

Derrick W. Dowell
1713 D. B. Todd Blvd.
Nashville TN 37208

MAIL TAX BILLS TO:

GMAC Mortgage
100 Witmer Road
Horsham PA 19044-0963

Map 081-11-0
Parcel 092.00

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS, and the beneficiaries of said estate, namely, H. ANDREW JOHNSON, IV, GREGORY P. JOHNSON, ANDREA JOHNSON, AND DERRICK W. DOWELL, hereinafter referred to as, GRANTOR, and DERRICK W. DOWELL, hereinafter referred to as GRANTEE.

WITNESSETH:

That for and in consideration of $55,000.00 (Fifty Five Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, his successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being parts of lots Nos 253 and 254, on the map of Harding's Addition to Nashville, as of record in Book 21. Page 80, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Osage Street and 18th Avenue North; thence with the westerly margin of 18th Avenue North, northwardly 100 feet; thence westwardly 85 feet; thence southwardly and parallel with the westerly margin of said 18th Avenue, North 100 feet to the northerly margin of Osage Street thence with the easterly 85 feet to the beginning, the said depth is more or less.

Being the same property conveyed to Minerva H. Hawkins by deed of record in Book 2435 Page 129 Register's Office Davidson County, Tennessee.

Said property is known as 1713 D. B. Todd Blvd, Nashville TN 37208.

This conveyance is made to the Grantee, his heirs, successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and his successors and assigns in fee simple forever.

Grantor covenants that they are seized of said land in fee and have the right to convey the same in fee simple; that the same is free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever. Grantor warrant and represent that the Estate of Minerva Hatcher Johnson Hawkins is solvent and there are no creditors of this estate.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set her signature on the date below written.

THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS

Dated: 08/31/01 By: Gregory Paul Johnson
Gregory Paul Johnson, Executor

Dated: 08/31/01 Gregory Paul Johnson
Gregory Paul Johnson, Individually

Dated: 08/31/01 H. Andrew Johnson, IV By Gregory Paul Johnson P/O/A
H. Andrew Johnson, IV

Dated: 08/31/01 Andrea L. Johnson By Gregory Paul Johnson, P/O/A
Andrea Johnson

Dated: 08/31/01 Derrick N. Dowell

STATE OF Tennessee]
COUNTY OF Davidson]

Before me Renard A. Hirsch, Sr., of the state and county aforesaid, personally appeared Gregory Paul Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who, upon oath, acknowledged himself to be the Executor of THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS the within named bargainor, an estate, and that as such Executor, executed the foregoing document for the purposes therein contained, by signing the name of the estate by Gregory Paul Johnson as Executor.

Witness my hand and seal, at office in Nashville, TN, this 31st day of August, 2001.

Notary Public

My Commission Expires: 07/24/03

The actual Consideration or value of this transfer, whichever is greater, is $55,000.00.

Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Renard A. Hirsch, Sr., a Notary Public of the State and County aforesaid, personally appeared Derrick N. Dowell Individually with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Nashville TN, this 31st day of August, 2001.

Notary Public

My Commission Expires: 07/24/01

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Renard A. Hirsch, Sr., of the state and county aforesaid, personally appeared Gregory Paul Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged himself to have the Power of Attorney for H. Andrew Johnson, IV, the within named bargainor, and that as such, executed the foregoing document for the purposes therein contained, by signing the name of H. Andrew Johnson, IV, by Gregory Paul Johnson as POA.

Witness my hand and seal, at office in Nashville, TN, this 31st day of August, 2001.

Notary Public

My Commission Expires: 07/26/03

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Renard A Hirsch Sr of the state and county aforesaid, personally appeared Gregory Paul Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged himself to have the Power of Attorney for Andrea L. Johnson, the within named bargainor, and that as such, executed the foregoing document for the purposes therein contained, by signing the name of Andrea L. Johnson, by Gregory Paul Johnson as POA.

Witness my hand and seal, at office in Nashville TN, this 31st day of August, 2001.

Notary Public

My Commission Expires: 07/26/03

This Instrument Prepared By:

Renard A. Hirsch, Sr., Attorney
SMITH & HIRSCH
Attorneys At Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
615-242-5003