WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Johnson	Same	MAP 061-16
(NAME)	(NAME)	
1304 Sunnymeade Drive		PARCEL 308
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hayden Roberts and wife, Sarah Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Johnson

HEREINAFTER CALLED THE GRANTEES, 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. 49 and the westerly 25 feet of Lot No. 50 of Block "A" on the Map of the Resubdivision of Sunnymeade, of record in Book 974, page 56 and 57, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of Lot adjoin and front together 75 feet on the south side of Sunnymeade Drive and run back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Hayden Roberts, Unmarried by Warranty Deed from Ruth H. Warren, Unmarried of record in Book 11148, page 629, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2001, and subsequent years, easements and restrictive covenants of record.

Sarah Roberts joins in this conveyance for the purpose of conveying all right, title and interest in and to subject property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 09/25/01 11:02 2pgs
Fees:13.00 Taxes:256.78
20010925-0103462

unimproved ( )
This is improved (X) property, known as 1304 Sunnymeade Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand s this 14th day of September, 2001

Hayden Roberts

Sarah Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hayden Roberts and wife, Sarah Roberts

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of September, 2001 XXXXXXXXX.

Commission expires 5-03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public