Davidson County DEEDWARR
Recvd: 09/28/01 11:44 2pgs
Fees:13.00 Taxes:68.49

20010928-0105055

Return To:
R-0553

WILSON & WEISS TITLE
Associates, LLC
103 Maple St.
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,511.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th

DAY OF June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 13, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker 631 Second Avenue South, Suite 1R, Nashville, Tennessee 37210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Audie J. Johnson 2107 Buena Vista Nashville, Tennessee 37218	Same	48-8 parcel 13 p/o 48-274 p/o 48-228 p/o 48-21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CUMBERLAND BUILDERS, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AUDIE J. JOHNSON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING Lot No. 13 on the Plan of Dry Fork Creek Subdivision, of record in Plat Book 11190, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to James M. Sullivan and Paul Douglas Sullivan by deed from Ronald K. Nevin, Administrator for the Estate of Isiah Hereford, filed of record in Book 11070, Page 951, and rerecorded in Book 11095, Page 444, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cumberland Builders, Inc., a Tennessee corporation, by instrument from James M. Sullivan and Paul Douglas Sullivan, of record by Instrument No: 200010020097037, Register's Office for Davidson County, Tennessee.

All improvements made to the property must be single-family homes with a minimum of 1,000 square feet. All improvements must be affixed to a permanent foundation.

This is unimproved (X) improved () property, known as Lot 13, Dry Fork Creek, Nashville, Tennessee.

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, his heirs and assigns, forever: and we so covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said GRANTEE, his 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 hand this 18th day of June, 2001.

CUMBERLAND BUILDERS, INC.

By: L. H. Hardaway
L.H. Hardaway, Jr.

Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, L.H. Hardaway, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Cumberland Builders, Inc. and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2001.

Dorothy Stevens
Notary Public

My commission expires May 17, 2004