Davidson County DEEDWARR
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Fees:13.00 Taxes:321.90
20011002-0106604

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WARRANTY DEED

This Indenture made this **26th** day of **September, 2001** between **A. J. Johnson,** , GRANTOR, and **Tara L. Humphrey, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennnessee,** to wit:

Being Lot Nos. 71 and 72 of Block 2 on the Map of the Subdivision of the Hefferman Place Subdivision as of record in Book 61, page 138, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 71 and 72 front 50 feet each on the northerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being a portion of the same property conveyed to A. J. Johnson by Warranty Deed from Excel Real Estate & Development Company dated May 29, 2001 and recorded in Instrument Number 20010530-0055825, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 2506 Alameda Street, Nashville, Tennnessee 37208.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **26th** day of **September, 2001.**

_____

A. J. Johnson

_____

_____

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. J. Johnson, the bargainor(s) 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 and official seal this 26th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $87000

Affiant

Subscribed and sworn before me this 26th day of September, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Tara L. Humphrey
2506 Alameda Street
Nashville, Tennnessee 37208

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 92-2 Parcel 389