Davidson County DEEDWARR
Recvd: 10/11/01 15:19 2pgs
Fees:13.00 Taxes:177.60

20011011-0111156

PICK-UP

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WARRANTY DEED

This Indenture made this **11th** day of **October, 2001** between **Excel Real Estate & Development Co., ,** GRANTOR, and **A.J. Johnson d/b/a and Cardinal Construction Company ,** 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 **Tennessee,** to wit:

Being Lot Numbers 2, 3, 4, and 5 on the Plan of Old Matthews Road Subdivision of record in Instrument Number 20010913-0099804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Excel Real Estate and Development Company by Warranty Deed of record in Instrument Number 20010911-0098652, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20010913-0099804, 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.

Unimproved property known as 2532, 2536, 2540, 2544 Old Matthews R, Nashville, Tennessee 37207.

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 **11th** day of **October, 2001.**

Excel Real Estate & Development Co.

Dwayne Bell, President

Dwayne Bell President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the Excel Real Estate & Development Co., and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Excel Real Estate & Development Co. by him/her self as President. Witness my hand and official seal this 11th day of October, 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 $48000

Affiant

Subscribed and sworn before me this 11th day of October, 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
A.J. Johnson d/b/a
2107 Buena Vista Pike
Nashville, TN 37218

Send Tax Bills to: New Owner

Map & Parcel Number:

Part of Map 60-13 Parcel 6