BOX 15

3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/02 15:53 2pgs
Fees:13.00 Taxes:222.00

20020102-0000631

01B-6497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Luna (NAME)	SAME (NAME)	119-2-212
108 Valeria Street (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210 (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, Robert Christian Johnson and wife, Terry Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Luna and wife, Tammy M. Luna

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. 5 on the Plan of Barbara Heights, of record in Plat Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. (The recording of Book 3842, Page 258 superceded the recording of "A Part of Lot 75 Block 8, on the Plan of Cumberland Nurseries" of record in Book 332, Page 36, RODC)

Being the same property conveyed to Robert Christian Johnson and wife, Terry Johnson by deed from James B. Johnson, Jr. and Robert Christian Johnson as the only children and sole heirs at law of their mother Barbara Hauff Johnson (the deceased widow of James B. Johnson aka James Belford Johnson) of record in Instrument No. 200005090047154, Register's Office for Davidson County, Tennessee.

Bill Hunter executes this instrument as Attorney-in-Fact on behalf of Robert Christian Johnson, pursuant to the Power of Attorney recorded in Instrument # 20020102.0000629, Register's Office for Davidson County, Tennessee.

Bill Hunter executes this instrument as Attorney-in-Fact on behalf of Terry Johnson, pursuant to the Power of Attorney recorded in Instrument # 20020102.0000630, Register's Office for Davidson County, Tennessee.

The said Robert Christian Johnson and Robert C. Johnson being one and the same person.

unimproved ( )
This is improved (X) property, known as 108 Valeria Street, Nashville, Tennessee 37210
(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 December 2001

Robert Christian Johnson
Robert Christian Johnson
By: Bill Hunter
Bill Hunter, Attorney-in-fact

Terry Johnson
Terry Johnson
By: Bill Hunter
Bill Hunter, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Hunter, to me known to be the person who executed the foregoing instrument on behalf of Robert Christian Johnson, and acknowledged that he executed the same as the free act and deed of said Robert Christian Johnson.

Witness my hand and official seal at office, this December 14, 2001.

_____
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: January 26, 2004

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Hunter, to me known to be the person who executed the foregoing instrument on behalf of Terry Johnson, and acknowledged that she executed the same as the free act and deed of said Terry Johnson.

Witness my hand and official seal at office, this December 14, 2001.

_____
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: January 26, 2004