Davidson County DEEDWARR
Recvd: 01/04/02 16:34 2pgs
Fees:13.00 Taxes:340.03
20020104-0001808

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WARRANTY DEED

This Indenture made this **29th** day of **November, 2001** between **A. J. Johnson,** , GRANTOR, and **James E. Johnson, an unmarried man** , 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:

Land in Davidson County, Tennessee, being lot No. 71 Hefferman Place Subdivision of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and legal description.

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 2508 Alameda Street, Nashville, Tennessee 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 **29th** day of **November, 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 29th day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

C. THOMAS STROHM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $91900

Affiant

Subscribed and sworn before me this 29th day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C. THOMAS STROHM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires May 29, 2003

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

Address of New Owner
James E. Johnson
2508 Alameda Street
Nashville, Tennessee 37208

Send Tax Bills to:
Countrywide Home Loans
7105 Corporate Drive PTX 910
Plano, Tx 75024

Map & Parcel Number:

Map 092 Group 02-0 Parcel 390