Return to:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
1118

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 03/01/02 11:31 2pgs
Fees:13.00 Taxes:284.90
20020301-0026124

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
George S. Johnson, et ux
1432 Stainback Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
Southstar Funding
400 Northridge Road #1120
Atlanta, GA 30350

Tax Map : #71-11-253

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Lawrence E. Lucas and Crystal Lucas,** hereinafter called the **Grantors**, do hereby convey unto **George S. Johnson and wife, Howardia R. Johnson**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 192, and the northerly 10 feet of Lot no. 191, Plat of the Highland Land Co's. Subdivision of record in Book 421, Page 14, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., License No. 665, dated April 16, 1991 as follows:

Said Lot No. 192 and the northerly part of lot No. 191 front together 50.5 feet on the westerly side of Stainback Avenue and run back between parallel lines, 175 feet to an alley in the rear.

Being the same property conveyed to Lawrence E. Lucas and wife, Crystal Lucas on May 8, 1991 by deed of record in Book 8349, Page 876, said Register's Office.

This instrument is executed on behalf of Lawrence E. Lucas and wife, Crystal Lucas by Bobbie Eldridge as their attorney in fact pursuant to recorded Power of Attorney being recorded simultaneously herewith in Instrument No. 20020301-0026123, Register's Office for said County.

This is improved property known as 2129 1432 Stainback Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22nd day of February, 2002.

Lawrence E. Lucas By Bobbie Eldridge, A-I-F
Lawrence E. Lucas, by Bobbie Eldridge, Atty-in-fact

Crystal Lucas By Bobbie Eldridge, A-I-F
Crystal Lucas by Bobbie Eldridge, Atty-in-fact

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Bobbie Eldridge, who executed the foregoing instrument on behalf of Lawrence E. Lucas and Crystal Lucas and acknowledged that she executed the same as the free act and deed of the said Lawrence E. Lucas and Crystal Lucas, through Power of Attorney granted Bobbie Eldridge by the said Lawrence E. Lucas and Crystal Lucas.

SUBSCRIBED AND SWORN TO BEFORE ME this 22nd day of February, 2002.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Sworn and subscribed before me on 2/25, 2002

Notary Public

My Commission Expires: _____

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005