Davidson County DEEDWARR
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Fees:18.00 Taxes:360.75

20020501-0053677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

02-2812

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

David R Johnson, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

NOTARY PUBLIC AT

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
David R. Johnson, Jr.	NEW SOUTH FEDERAL SAVINGS BANK	25-16
(NAME)	(NAME)	
129 Garrett Drive	210 AUTOMATION WAY	38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Birmingham, AL 35210	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Eric B. Averette and wife, Stacy Y. Averette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Johnson, Jr., unmarried

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 129 Garrett Drive, Goodlettsville, TN 37072

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 their hand s this 30th day of April, 2002.

Eric B. Averette

Eric B. Averette

Stacy Averette

Stacy Y. Averette

02-2812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Eric B. Averette the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 30th day of April, 2002.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ Eric B. Averette and wife, Stacy Y. Averette the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of April, 2002.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

File No.: 02-2812

ATTACHMENT

follows:

TRACT NO. 1: Being the northerly 160.5 feet of Lot No. 1 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, said Register's Office, and being all of Lot No. 1 as resubdivided by an instrument of record in Book 2436, page 267, said Register's Office, showing an approved survey of said lot by Hal R. Swann, Jr., dated May 28, 1955.

Said Lot No. 1, as resubdivided is situated at the southeasterly corner of the intersection of Moss Trail Road and Garrett Drive, fronting 91 feet on Moss Trail Road and 160.5 feet on Garrett Drive, said frontages being joined by a curve having a length of 36.3 feet and a radius of 25 feet. Said lot extends back easterly 262.2 feet from Garrett Drive on the southerly line and a total of 259 feet southerly from Moss Trail Road on the easterly line, which is a broken line.

TRACT NO. 2: Being part of Lot No. 80 on the Map of Goodlettsville Heights, Section II, of record in Book 1424, page 120, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by J. R. Scott, Surveyor, dated April 20, 1957, as follows:

Beginning at an iron pin in the easterly rear corner of Lots No. 79 & 80; thence with the rear or easterly line of Lot No. 80, southwesterly 150 feet to an iron stake; thence North 39 degrees 58 minutes West 421.6 feet to a concrete monument which monument is 42.9 feet south of the southeasterly margin of Moss Trail Road; thence South 59 degrees East 401.5 feet to the point of beginning.

BEING the same property conveyed to Eric B. Averette and wife, Stacy Y. Averette by deed from Michael Ward and Judy Ward, devisees under the Last Will and Testament of Lucille Meadows Schiman, filed of record in Book 10582, page 880, Register's Office for Davidson County, Tennessee.