22-1-288

E.LO

PREPARED BY: + Return to:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 05/31/02 10:58 2pgs
Fees:13.00 Taxes:307.10
20020531-0066044

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **May, 2002** by and between **H & H Investments, Ltd., a Tennessee Limited Partnership** , herein after referred to as GRANTOR, and **LaShawn D. Johnson** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to H & H Investments, Ltd. by Quitclaim Deed from William E. Hendricks, Sr., of record in Book 9903, Page 582, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2308/2310 Cooper Terrace, Nashville, Tennessee 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

W. E. Hendricks Sr.

WILLIAM E. HENDRICKS, SR
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Carole Anne Cole, a Notary Public of said State and County aforesaid, personally appeared WILLIAM E. HENDRICKS, SR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PARTNER of H & H Investments, Ltd., the within named bargainor, a corporation, and that he/she as such PARTNER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PARTNER.

Witness my hand and seal, at office in FRANKLIN, this the **23rd** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
LaShawn D. Johnson
2308/2310 Cooper Terrace, Nashville, Tennessee 37216

Send Tax Statements to:
Same
, FRANKLIN

Map & Parcel- 073-090-255.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$83,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **May, 2002.**

Notary Public

My Commission Expires: 9/24/05

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067