Davidson County DEEDWARR
Recvd: 06/04/02 15:54 2pgs
Fees:13.00 Taxes:369.26

20020604-0067765

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2002.

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Terra L. Blair
1010 Carla Court
Nashville, TN 37217

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Drive #400
Franklin, TN 37067

MAP-PARCEL NUMBERS:
136-14-197

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Bayne Johnson and Gillard Bayne Johnson** and **Suzann Johnson O'Koon (f/k/a Suzann O. Johnson),** hereinafter referred to as Grantors, hereby transfer and convey to **Terra L. Blair, unmarried,** hereinafter referred to as Grantee, her 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. 157-A on the Plan of Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 155-164, of record in Plan Book 6900, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Bayne Johnson and Gillard Bayne Johnson and Suzann O. Johnson (n/k/a Suzann Johnson O'Koon) by deed from Mary Ann Thornton Nelson and husband, Steve Nelson of record in Book 11081, page 203, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 17, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6221, page 253; Book 6366, page 494; Book 6501, page 550; Book 6540, page 292; Book 6597, page 157; Book 6599, page 984; Book 6886, page 676; and Book 8286, page 848, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 1010 Carla Court, Nashville, Tennessee 37217.

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 my hand this 31st day of May, 2002.

David Bayne Johnson
by Donald R. Barrett, Jr., attorney-in-fact

Gillard Bayne Johnson
by Donald R. Barrett, Jr., attorney-in-fact

Suzann Johnson O'Koon
by Donald R. Barrett, Jr., attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted, who acknowledged that he is the attorney-in-fact for David Bayne Johnson and Gillard Bayne Johnson and Suzann Johnson O'Koon and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for David Bayne Johnson and Gillard Bayne Johnson and Suzann Johnson O'Koon.

Witness my hand and official seal this 31st day of May, 2002.

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

9-28-2002
My Commission Expires

My Commission Expires SEPT. 28, 2002

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