Davidson County DEEDWARR
Recvd: 06/07/02 09:49 2pgs
Fees:13.00 Taxes:342.62
20020607-0069424

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WARRANTY DEED

This Indenture made this **31st** day of **May, 2002** between **A. J. Johnson d/b/a Cardinal Construction Company, ,** GRANTOR, and **Kathryn K. Roberts ,** 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:

BEING Lot No. 3, Old Matthew Road Subdivision recorded in Instrument #20010913-0099804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to A. J. Johnson d/b/a Cardinal Construction Company Warranty Deed from Excel Real Estate and Development Co., of record in Instrument Number 20011011-0111156, and by Correction Warranty Deed of record in Instrument Number 20020603-0066637 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Plat Instrument Number 20010913-0099804, 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.

Unimproved property known as 2536 Old Matthews Road, Nashville, Tennessee 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(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 **31st** day of **May, 2002.**

Cardinal Construction Company

A. J. Johnson

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared A. J. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the of the Cardinal Construction Company, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Cardinal Construction Company by him/her self as . Witness my hand and official seal this 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

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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 Johnson/A. J., 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 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3 25 06

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $92600

Kathryn K Roberts
Affiant

Subscribed and sworn before me this 31st day of May, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: _____

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

Address of New Owner
Kathryn K. Roberts
2536 Old Matthews Road
Nashville, Tennessee 37207

Send Tax Bills to:
Mortgage Resources, Inc
404 BNA Drive
Nashville, Tennessee 37217

Map & Parcel Number:

Map 60-13 Parcel 210