WARRANTY DEED

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208 100436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvester J. Lee II	Suntrust Bank	60-13-6
2540 (NAME)	(NAME)	
~~2504~~ Old Matthews Road	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Audie J. Johnson, unmarried a/k/a A.J. Johnson d/b/a Cardinal Construction Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvester J. Lee, II, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Old Matthews Road Subdivision of record as Instrument No. 200109130099804, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

~~Being the same property conveyed to Sylvester J. Lee, II, unmarried by deed from Audie Johnson, unmarried a/k/a A.J. Johnson d/b/a Cardinal Construction Company of record as Instrument No. XXXXXXXXXXXXXXXXXX said Register's Office~~

Being the same property conveyed to A.J. Johnson d/b/a Cardinal Construction Company by deed from Exel Real Estate Company of record as Instrument No. 20011011-0111156, said Register's Office. Also being the same property conveyed to Audie Johnson, unmarried a/k/a A.J. Johnson d/b/a Cardinal Construction Company by deed from Annette R. Rowe, Rosalind Swinger and Valeria Allen of record as Instrument No. ~~X~~ +20011011-0111156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2540 Old Matthews Road, Nashvillle, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of May, 2002.

Audie J. Johnson

Davidson County DEEDWARR
Recvd: 06/07/02 16:16 2pgs
Fees:13.00 Taxes:332.63

20020607-0069855

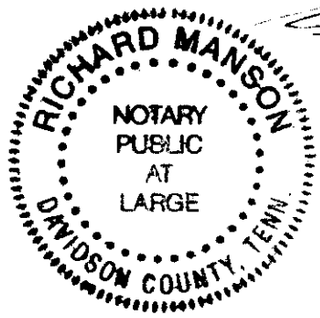
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audie J. Johnson the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:



My Commission Expires MAY 28, 2003

Richard Manson Notary Public