Davidson County DEEDWARR
Recvd: 06/12/02 14:13 2pgs
Fees:13.00 Taxes:14.80
20020612-0071690

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **May, 2002** between **DORRIS W. JOHNSON** , GRANTOR, and **EWING GREEN** , GRANTEE.

W I T N E S S E T H: 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 the North 33 1/3 feet of Lot No. 35 of on the map of W. S. Settles Subdivision of Lot No. 7 of the Woodard Plan, of record in Book 57, page 132, Register's Office for Davidson County. Said part of said Lot No. 35 fronts 33 1/3 feet on the easterly side of 14th Avenue North and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Dorris W. Johnson, by Quitclaim Deed from Edwin L. Bryan and Mary K. Bryan, of record in Instrument No. 20000607-0057026, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 57, page 132; any and all easements, right of ways, setback lines, zoning regulations, building restrictions, etc. all of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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.

Dorris W. Johnson

DORRIS W. JOHNSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DORRIS W. JOHNSON** , the within named bargainor, 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, at office, this **21st** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

Name and Address of Property Owner:

EWING GREEN

Property Address:

1914 14th AVENUE NORTH
NASHVILLE, TN 37203

Person Responsible for Taxes:

SAME

CARMEN COATS NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-26-05

Parcel #: 081-07-0-325.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$4,000.00** 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 **21st** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

CARMEN COATS NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-26-05