WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$133,500.00**

Nicholas Ifuco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF JULY, 2002.**

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Johnston	SouthTrust Mortgage Corp.	**64-12-C-210CO**
(NAME) **210 Lexington Way**	(NAME) 310 Wildwood Pkwy, Suite 100	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Birmingham, AL 35209	
(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, **Radley N. Hendrixson and wife, Janet L. Hendrixson and Jane R. Hobson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Johnston and wife, Lisa Johnston**, 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 Unit No. 210 on the Plan of Lexington, Phase 2, of record in Plat Book 6250, page 341, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Radley N. Hendrixson and wife, Janet L. Hendrixson and Jane R. Hobson by deed from Commercial Federal Mortgage Corporation of record in Book 8882, page 352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **210 Lexington Way, Hermitage, TN 37076**
(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 our hands this 1st day of July, 2002.

Jane R. Hobson by Radley N. Hendrixson
Jane R. Hobson by Radley N. Hendrixson
Attorney-in-Fact

Radley N. Hendrixson
Radley N. Hendrixson

Janet L. Hendrixson
Janet L. Hendrixson

Davidson County DEEDWARR
Recvd: 07/12/02 15:31 2pgs
Fees:13.00 Taxes:493.95

20020712-0084289

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 Radley N. Hendrixson and Janet L. Hendrixson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2002.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Radley N. Hendrixson with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Attorney-in-Fact for the within named Jane R. Hobson and being authorized to act on behalf of said person(s) executed the foregoing instrument as her free act and deed and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003