WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/02 09:45 2pgs
Fees:13.00 Taxes:296.00

20020724-0088720

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG 4 2003

THIS INSTRUMENT WAS PREPARED BY

.American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Smith (NAME)	SouthTrust Mortgage Corp. (NAME)	59-13/133
3129 West Hamilton Ave. (ADDRESS)	1850 Parkway Place Ste 920 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (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, Robert Eugene Johnson and wife, Carolyn Sue Cook Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Smith and Linda Smith, husband and wife

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. 279 on the Plan of Treppard Heights, Section 3, of record in Book 2663, page 116, Register's Office for said County.

Said Lot No. 279 fronts 110.0 feet on the southeasterly side of West Hamilton Drive and runs back between lines measuring 319.2 feet on the southwesterly side and 318.9 feet on the northeasterly side to a dead line in the rear on which it measures 110 feet, more or less.

Being the same property conveyed to Robert Eugene Johnson and wife, Carolyn Sue Cook Johnson by deed dated 11-20-62, from Judy Louise Hagey Hall, filed for record on 11-23-62, in Book 3463, page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) matters appearing of on the plan of record in Plat Book 2663, Page 116, said Register's Office, including any restrictions ancillary thereto; (2) and any all applicable governmental or zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3129 West Hamilton Ave., Nashville, TN 37218
(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 hand s this 17th day of July 2002

Robert Eugene Johnson

Carolyn Sue Cook Johnson

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 Robert Eugene Johnson and wife, Carolyn Sue Cook Johnson

the bargainor s, 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 Goodlettsville Tennessee, this 17th day of July, 2002.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires AUG. 4, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public