File Box 8

WARRANTY DEED

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2002.

Sally C Taylor
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Suite 115, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Herschel Johnson	Joshua Herschel Johnson	Map: 102-08-41
(NAME)	(NAME)	
835 Russleo Dirve	835 Russleo Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Jerry A. Choat and wife, Martha L. Choat**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Herschel Johnson and wife, Bethany Rittle Johnson**, 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:

Being Lot No. 34 on the Plan of Horton Heights, Section IV, as of record in Book 1835, page 129, Register's Office for Davidson County, Tennesee.

Said Lot No. 34 fronts 87 feet on the southwesterly side of Russleo Drive and runs back between parallel lines, 253 feet to a dead line.

Being the same property conveyed to Jerry A. Choat and wife, Martha L. Choat by deed from Earl W. Rice and wife, Margie R. Rice of record in Book 5406, page 698, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 1835, Page 129, Register's Office for Davidson County Tennessee; and taxes for the current year, which have been prorated and paid by the Grantors herein.

Davidson County DEEDWARR
Recvd: 08/08/02 10:14 2pgs
Fees:13.00 Taxes:671.55

20020808-0095530

unimproved
This is improved X property, known as 835 Russleo Drive, Nashville, TN
(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/our hand(s) this 22nd day of July, 2002.

Jerry A. Choat

Martha L. Choat

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Jerry A. Choat and Martha L. Choat, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 2002.

Commission expires: 3/10/03

Betty Hodges

Notary Public

