Davidson County DEEDWARR
Recvd: 11/18/02 09:54 2pgs
Fees:13.00 Taxes:294.15

20021118-0142482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00.

Sidney J Bynum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/15/04

(AFFIX SEAL)

REBECCA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney J. Bynum	Wells Fargo Home Mortgage, Inc.	Map: 71-15-314
(NAME) 1208 N 2nd St.	(NAME) 6701 Carmel Road Suite 110	
(ADDRESS) Nashville TN 37207	(ADDRESS) Charlotte, NC 28226	
(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, LATONYA JOHNSON, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SIDNEY J. BYNUM, 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 all of Lot No. 134, on the plan of SHARPE AND HORN'S SECOND ADDITION, as shown by plat appearing of record in Plat Book 161, page 53, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Betty Johnson and LaTonya Johnson by Warranty Deed of record in Book 10289, page 667, said Register's Office. The Said Betty Johnson now being deceased leaving LaTonya Johnson as sole owner of said property.

This conveyance is subject to the following:
Any and all matters as shown on plat of record in Plat Book 161, page 53, Register's Office for County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1208 N 2nd St., Nashville, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 12th day of November, 2002.

LaTonya Johnson

STATE OF Tennessee

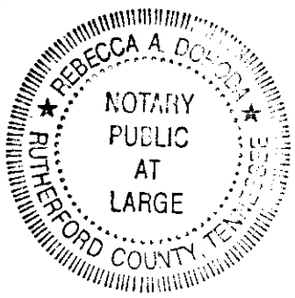
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared [redacted] LaTonya Johnson who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of November, 2002.

Notary Public

My Commission Expires: 5/15/04



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129