BOX 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/03 15:45 2pgs
Fees:13.00 Taxes:194.25

20030501-0058476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. Johnson (NAME)	Same (NAME)	MAP 50-4
1129 New Due West Avenue (ADDRESS)	(ADDRESS)	PARCEL 18
Madison, TN 37115 (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, Norma Jean Screws and Charles Dean Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward P. 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. 56 on the Map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr. Surveyor, Dated April 20, 1947, as follows:

Beginning at a point in the South margin of Due West Avenue at the corner of Lot Nos. 55 and 56; thence with the line between said lots southerly 346.41 feet to a point; thence easterly 101.5 feet to the corner of Lot No. 57; thence with the line between Lot Nos. 56 and 57 northerly 331.84 feet to the south margin of Due West Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Norma Jean Screws and Charles Dean Hunt by deed from Mildred J. Hunt of record in Book 7498, page 860, Register's Office for Davidson County, TN.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Neither Grantor ever resided in said property.

unimproved ( )
This is improved (X) property, known as 1129 New Due West Avenue, Madison, TN 37115
(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 22nd day of April, 2003

Norma Jean Screws
Norma Jean Screws

Charles Dean Hunt by Norma Jean Screws ATTY IN FACT
Charles Dean Hunt by Norma Jean Screws by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN

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 Norma Jean Screws

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2003.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 22, 2003 before me personally appeared Norma Jean Screws to me known to be the person who executed the foregoing instrument in behalf of Charles Dean Hunt and acknowledged that she executed same as the free act and deed of said Charles Dean Hunt for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2003.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public