RECORD AND **RETURN** TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41745**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 09:40 2pgs
Fees:13.00 Taxes:388.13

20030508-0061625

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,900.00.**

Barbara Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/20/03

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SHERYL A. SHORT **509 South Stonegate Court** **Antioch, TN 37013**	Same	**165-13-A-70** **2D 78417**

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 **I, DENA M. JOHNSON, A/K/A DENA ADKINS JOHNSON, Unmarried,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERYL A. SHORT**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITT:

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Section 5, Peppertree Forest, P.U.D. as of record in Plat Book 7900, Page 499, Register's Office for said Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Dena M. Johnson a/k/a Dena Adkins Johnson by Quitclaim Deed from Burl Eddy Johnson, of record in Instrument Number 20000928-0096101, Register's Office for Davidson County, Tennessee and being the same property conveyed to Burl Eddy Johnson, Jr., and wife, Dena Adkins Johnson of record in Book 9015, Page 4, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **509 South Stonegate Court, Antioch, Tennessee 37013**

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 hand this 31 day of March, 2003.

Dena M. Johnson

DENA M. JOHNSON A/K/A DENA ADKINS 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 DENA M. JOHNSON, A/K/A DENA ADKINS JOHNSON, 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 the 31 day of March, 2003.

NOTARY PUBLIC

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06