#5563

Box 13

WARRANTY DEED

BETH HALLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-1052-F My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Serrano (NAME)	CTX Mortgage Company (NAME)	MAP 52-8
1213 Shawnee Road (ADDRESS)	801 94th Ave. North, Ste 100 (ADDRESS)	PARCEL 30
Madison, TN 37115 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, Dennis L. Johnson and ~~XXXXX~~ wife Veronica L. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Serrano* and ~~XXXX~~ Ernestina Serrano Ayala UNmarried

*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 Lot No. 44 on the Plan of Section 1, Sequoia Valley (formerly Madison Farms), as of record in Plat Book 3700, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dennis L. Johnson and wife, Connie L. Johnson by deed from Billy R. Johnson and wife, Nell Johnson of record in Book 10519, Page 450, Register's Office for Davidson County, Tennessee, and further conveyed to Dennis L. Johnson by Quitclaim Deed from Connie S. Johnson, a/k/a Connie L. Johnson, of record in Instrument No. 20000229-0019583, Register's Office for Davidson County, Tennessee.

Veronica L. Johnson, wife of Dennis L. Johnson, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

Davidson County DEEDWARR
Recvd: 05/14/03 12:14 2pgs
Fees:13.00 Taxes:481.00

20030514-0065388

unimproved ( )
This is improved (X) property, known as 1213 Shawnee Road, 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 30th day of April, 2003

Dennis L. Johnson

Dennis L. Johnson

Veronica L. Johnson

Veronica L. Johnson

DCTN01WC

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 Dennis L. Johnson and wife, Veronica L. 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 30th day of April, 2003

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expir
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE TENN

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