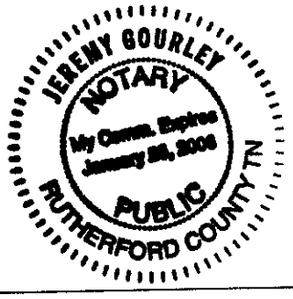
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 06/18/03 10:09 2pgs
Fees:13.00 Taxes:308.95

20030618-0083893

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Kelly	Countrywide Home Loans, Inc.	Map: 61-06
(NAME) 4106 Hutson Avenue	(NAME) 1520 Memorial Blvd. Ste. 104	Parcel: 63.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Murfreesboro Tennessee 37129	
(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, George E. Johnston and Wife, Carolyn E. Johnston , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Kelly , 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. 213 on the plan of Maplewood Heights Second Subdivision as of record in Book 547, pages 103 and 104 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 100 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line and being a part of the same property conveyed to Raymond B. Collier by Burt Francis and wife, as of record in Book 794, page 259, Register's Office for Rutherford County, Tennessee.

Being the same property conveyed to George E. Johnston and Wife, Carolyn E. Johnston by deed from Raymond B. Collier and wife, Nellie McMurtry Collier of record in Deed Book 1344, page 540, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 547, Pages 103 and 104, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4106 Hutson Avenue, Nashville, TN 37216

(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 30th day of May, 2003.

George E. Johnston

George E. Johnston

Carolyn E. Johnston

Carolyn E. Johnston

STATE of TN
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George E. Johnston and Carolyn E. Johnston the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires:_____

Notary Public

JEREMY GOURLEY NOTARY PUBLIC My Comm. Expires January 25, 2006 RUTHERFORD COUNTY TN

File Number2305706
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167