Davidson County DEEDWARR
Recvd: 07/07/03 09:04 2pgs
Fees:13.00 Taxes:436.60
20030707-0092821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Carrie Bruce
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of June, 2003.

Rachel Wilson
Notary Public

My Commission Expires: 3/31/07

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 31, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth P. Tiroff and Bonnie J. Tiroff
212 Upwind Court
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel # 136-14/219

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Johnson,** hereinafter referred to as Grantors, hereby transfer and convey to **Kenneth P. Tiroff and wife, Bonnie J. Tiroff,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2, Section 5, Harbor Gate, as of record in Book 6200, Page 400, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Johnson by Warranty Deed from Donald G. White, Jr., and wife, Eileen Q. White, in Book 10214, Page 498, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 212 Upwind Court, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of June, 2003.

James R. Johnson by Donald R. Barrett, Jr. Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald R. Barrett, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney in fact for James R. Johnson and that he is authorized by James R. Johnson to execute this instrument on his behalf.

Witness my hand and seat this 20th day of June, 2003

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC LARGO MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY

8-14-05
My Commission Expires

08485-MD

Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212