Davidson County DEEDWARR
Recvd: 09/04/03 10:55 2pgs
Fees:13.00 Taxes:418.10

20030904-0128510

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

X Ouida Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

28th DAY OF August, 2003

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES 3/25/06

File No. G3-9107D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Ouida Cole, a single woman<br>(NAME) | Accredited Home Lenders, Inc.<br>(NAME) | 42-7-A-93Co |
| 1104 Pilgrim Court<br>(STREET ADDRESS OR ROUTE NUMBER) | 15030 Avenue of Science #100<br>(STREET ADDRESS) | |
| Madison, Tennessee 37115<br>(CITY) (STATE) (P.O. ZIP) | San Diego, CA 92128<br>(CITY)(STATE) (ZIP) | |

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, WE, Rolando T. Johnson and Jhiquita Johnson, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ouida Cole, a single woman, 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. 317, on the Revised plan of Heritage Square, Phase Three, as shown on plat of record in Plat Book 5200, Page 744, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rolando T. Johnson and Jhiquita Johnson, husband and wife , by Deed of Record in Book 10926, Page 105, dated May 5, 1998, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1104 Pilgrim Court, Madison, TN 37115.

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. Whenever 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 28th day of August, 2003.

Rolando T. Johnson
Rolando T. Johnson

Jhiquita Johnson
Jhiquita 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 Rolando T. Johnson and Jhiquita Johnson, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of August, 2003.

Commission expires 3/25/06

MICHAEL T. ROSE NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2003.

My Commission Expires:_____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2003.

My Commission Expires:_____

_____

Notary Public

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282