Return to:
All Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214

WARRANTY DEED

GREGG W. CLARK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116000.

Paula A. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE October 2 2003

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula A. Smith	SAME	049-068.00
(NAME) 5227 Buena Vista Pike	(NAME) SAME	
(ADDRESS) Nashville, TN 37218	(ADDRESS) SAME	
(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, **Dama Johnson and wife, Patrice M. Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paula A. Smith,** 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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, 10/6/58 as follows.

Beginning at a point on the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to James J. Morgan and wife, by deed from David A Wheatley and wife, of record in Book 2861, page 591, Register's Office for said County; thence with the westerly margin of said Pike, north 12 deg. 30' west 100 feet; thence westwardly 474 feet; thence south 7 deg. 40' east 41.4 feet to a hub; thence south 3 deg. 50' east 58.6 feet to said Morgan's northwest corner; thence with said Morgan's northern boundary line, eastwardly 486.4 feet to the beginning.

Being the same property conveyed to Dama Johnson and wife, Patrice M. Johnson by Deed from Price H. Dye and wife, Hazel Y. Dye dated 4/30/93, of record in Book 8960, page 437, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5227 Buena Vista Pike, Nashville, TN 37218
(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/my hands this 10.2.03.

Davidson County DEEDWARR
Recvd: 10/07/03 12:05 1pgs
Fees:13.00 Taxes:429.20
20031007-0148324

Dama Johnson

Patrice M. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Dama Johnson and Patrice Johnson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 10.2.03.

GREGG W. CLARK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Commission expires:

Notary Public

MY COMMISSION EXPIRES:
JANUARY 28, 2006