MISC-UP

Please Return To:
Realty Title & Escrow Company, I
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42371

Davidson County DEEDWARR
Recvd: 10/17/03 11:35 2pgs
Fees:13.00 Taxes:206.09

20031017-0154020

WARRANTY DEED

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,700.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 17 DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARDA KATHERINE JOHNSON **516 Norton Avenue** **Nashville, Tennessee 37206**	Michigan Fidelity Accep. Corp. dba Franklin Mortgage Funding 25800 Northwestern Hwy #875 Southfield, MI 48075	**071-08-0 179.00**

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 **I, JANICE A. MORRIS, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARDA KATHERINE JOHNSON**

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. 100 on the Plan of Section 1, Joywood Heights, of record in Plat Book 1130, Page 91, 92, 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Janice A. Morris, Unmarried, by deed from Jeffrey L. Stephenson and wife, Teresa G. Stephenson, of record in Book 10143, page 104, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **516 Norton Avenue, Nashville, Tennessee 37207**

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 hand this 17 day of October, 2003.

JANICE A. MORRIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 17 day of October, 2003, before me personally appeared ALAN D. MAZER, to me known to be the person who executed the foregoing instrument in behalf of JANICE A. MORRIS, Unmarried, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JANICE A. MORRIS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17 day of October, 2003.

Robbi Teasley
NOTARY PUBLIC

My Commission Expires: 11-27-2006

