Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/08/04 13:07 2pgs
Fees:13.00 Taxes:666.00
20040108-0003276

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **6th** day of **January, 2004** between **A.J. Johnson and D/B/A Cardinal Construction, ,**GRANTOR, and **Juanita Cherry, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Lot No. 27 on the Plan of Enchanted Hills Subdivision, Section 5, Phase II of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to A.J. Johnson d/b/a Cardinal Construction, Individual, by Warranty Deed from Bettye Trice and Stanley Trice, as Joint Tenants with Right of Survivorship of record in Instrument No. 20030916-0135531, and filed for record on September 16, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters on the Plan of record in Plat Book 9700, Page 371; Restrictive Covenants of record in Book 4147, Page 49, amended in Book 11664, Page 291; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **6th** day of **January, 2004.**

A.J. Johnson

D/B/A Cardinal Construction

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared A.J. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the owner of Cardinal Construction, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of Cardinal Construction by him/her self as owner. Witness my hand and official seal this 6th day of January, 2004.

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.J. Johnson, 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 executed the within instrument for the purposes therein contained. Witness my hand and official seal this 6th day of January, 2004.

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $180000

Affiant

Subscribed and sworn before me this 6th day of January, 2004.

Gail Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Gail Marshall Notary Public At Large Davidson County, Tennessee

My Commission Expires March 25, 2006

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Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Juanita Cherry
4469 Enchanted Circle
Nashville, TN 37218

Send Tax Bills to:
Washington Mutual Bank, FA
P.O. Box 25064
Santa Ana, CA 92799-5064

Map & Parcel Number:

58-10/54