Davidson County DEEDWARR
Recvd: 02/02/04 10:06 2pgs
Fees:13.00 Taxes:453.25
20040202-0012258

THIS INSTRUMENT PREPARED BY:
EXPERIENCED TITLE, INC.
P.O. Box 1876
Mt. Juliet, TN 37122

MAP/GROUP/PARCEL: 149-03-0-A 016.00.
NEW OWNERS NAME AND ADDRESS:
William Johnson
1404 Clapham Court
Antioch, TN 37013

SEND TAX BILLS TO: New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, LORI LU SINGLETON, Single, hereinafter called Grantor, does hereby transfer and convey unto WILLIAM DANNY JOHNSON, hereinafter called Grantee, property described as follows:

The following described property situate in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot Number 8 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, at Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property as that conveyed to Lori Lu Singleton, by Deed of James Brent Carruth bearing date the 22nd day of March, 1996, and recorded in the office of the Register of Deeds of Davidson county, Tennessee, in Book 9989, Page 585.

PROPERTY ADDRESS: 1404 Clapham Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to said grantees, their heirs and assigns forever, and we do covenant with the said GRANTEE that I am, lawfully seized and possessed of said land in fee simple, we 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whatsoever. 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.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00 .

WITNESS my hand this the 12th day of January, 2004..

Lori Lu Singleton

LORI LU SINGLETON

STATE OF TENNESSEE
COUNTY OF WILSON::

Personally appeared before me, the undersigned, a Notary Public, and for said County and State, the within named LORI LU SINGLETON, Single, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 12th day of January, 2004.

Y Reynolds

NOTARY PUBLIC

LEAH RAYNOLDS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES: 02/04/2007

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is $ 133,500.00 which amount is equal to or greater than the amount which the property would command @ fair & voluntary Sale.

Mary L Hurst

Affiant

Subscribed before me this 12th day of January 2004

Stacey Johns

Notary Public

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires 02/04/2006