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Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 14:48 2pgs
Fees:13.00 Taxes:321.90

20040506-0051999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of April, 2004

Notary Public
My Commission Expires
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gary C. Willis	SAME	18-07-0-006.00
305 Isaac Drive		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Frances Earline Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gary C. Willis, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 12 on the plan of Section 1, Connell Estates, of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 199 feet on the northeasterly side of Isaac Drive and runs back 192.15 feet on the northwesterly line and 201.05 feet on the southeasterly line, to a dead line in the rear on which it measures 187 feet.

Being the same property conveyed to Carter S. Johnson and wife, Earline D. Johnson, by deed from J.L. Stockton, Jr. and wife, Ruby H. Stockton, on August 20, 1963, of record in Book 3614, page 147, Register's Office for Davidson County, Tennessee. Carter S. Johnson having since died on March 24, 1994, leaving said property to Earline D. Johnson by right of survivorship. The said Earline D. Johnson having since died on January 24, 2004, leaving said property to Robert C. Johnson the sole heir-at-law and by an unprobated Last Will and Testament of Earline D. Johnson. Said Robert C. Johnson was appointed executor of the Estate of Frances Earline Johnson by will with all powers to sell, convey, transfer, deed, mortgage, lease, exchange, pledge, manage, and deal with any and all property belonging to her Estate.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 15, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer granted to City of Goodlettsville, of record in Book 4806, page 907, Register's Office for Davidson County, Tennessee.

This is improved property known as: **305 Isaac Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 27, 2004.

The Estate of Frances Earline Johnson

BY: Robert C. Johnson
Robert C. Johnson, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Robert C. Johnson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor for The Estate of Frances Earline Johnson, the within named bargainor(s), and that he/she as such Executor being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Estate of Frances Earline Johnson, the bargainor(s), by the said Robert C. Johnson, Executor.

WITNESS my hand and seal, this 27 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN