# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,618.00

Tonya J. Zuckerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Tonya J. Zuckerman | First Horizon Home Loan Corporation | Map 52 |
| 513 Ridge Court West | P.O. Box 146 | Group 16 |
| Old Hickory, TN 37138 | Memphis, TN 38101 | Parcel 1 |

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, we

**Sheila Michelle Becking Ralph Marcus Johnson and Julia Ann Witzens, Devisees of the Estate of Ralph Owen Johnson**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Tonya J. Zuckerman, married**

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. 58 on the Plan of Marlin Meadows, Section No. 1, as of record in Book 1835, Page 108, Register's Office for said County.

Said Lot 58 fronts 136 feet on the northwesterly side of Nix Pass and runs back between parallel lines 147.16 feet to a dead line.

BEING the same property conveyed to Ralph Owen Johnson by Last Will and Testament of Mildred James Vaughn, of record in Book 126, Page 656, dated September 11, 1974, Register's Office for said County. See also deed of record in Book 2202, Page 543, said Register's Office. The said Ralph Owen Johnson is now deceased. and devised the property by Will to Sheila Michelle Becking, Ralph Marcus Johnson and Julia Ann Witzens, Devisees fo the Estate of Ralph Owen Johnson.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 108, said Register's Office.

Power of Attorney of record in Instrument 20040701-0078368 and in Instrument 20040701-0078369 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 804 Nix Pass, Madison, TN 37115

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.

Davidson County DEEDWARR
Recvd: 07/01/04 11:03 2pgs
Fees:13.00 Taxes:324.19
20040701-0078370

Witness our hands this 29th day of June, 2004.

Sheila Michelle Becking Personal Representative of the Estate of Ralph Johnson, deceased
Sheila Michelle Becking

Ralph Marcus Johnson by Sheila Michelle Becking, AIF
Ralph Marcus Johnson by Sheila Michelle Becking, Attorney in Fact

Julia Ann Witzens by Sheila Michelle Becking, AIF
Julia Ann Witzens by Sheila Michelle Becking, Attorney in Fact

STATE OF ARIZONA
COUNTY OF COCHISE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sheila Michelle Becking, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Ralph Marcus Johnson and Julie Ann Witzens as their Attorney in Fact as the free act and deed of the within named Ralph Marcus Johnson and Julia Ann Witzens.
Witness my hand and official seal at BISBEE, Arizona the 28th day of June, 2004.

My Commission Expires: April 11, 2006

Isabel M. Robinson
Notary Public

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Cochise
ISABEL M. ROBINSON
My Commisson Expires April 11, 2006

STATE OF ARIZONA
COUNTY OF COCHISE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Michelle Becking, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at BISBEE, Arizona, this 28th day of June, 2004. .

My Commission Expires: April 11, 2006

Isabel M. Robinson
Notary Public

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Cochise
ISABEL M. ROBINSON
My Commisson Expires April 11, 2006