RE-RECORDED TO ADD DERIVATION CLAUSE

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,200.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2004

Jamie Crutchfield
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:
Victoria D. Johnson	SOUTHTRUST MORTGAGE CORP.	Map 119
91 Elberta Street	210 Wildwood Parkway,ste100	Group 6
Nashville, TN 37210	Birmingham, AL 35209	Parcel 76

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

James M. Worth and wife, Janet H. Worth

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

Victoria D. Johnson, Unmarried

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. 5, on the Plan of Sterling Subdivision, of record in Book 1424, Page 97, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the south margin of Elberta Street and extends back between parallel lines 160 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to James M. Worth and Janet H. Worth, Husband and Wife in Instrument Number 20030625-0087288, 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 91 Elberta Street, Nashville, TN 37210

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 our hands this 26th day of May, 2004.

James M Worth
James M. Worth

Janet H Worth
Janet H. Worth

Davidson County DEEDWARR
Recvd: 05/28/04 14:06 2pgs
Fees:13.00 Taxes:300.44
[redacted]
20040528-0063145

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/16/04 07:51 2pgs
Fees:12.00 Taxes:0.00
20040716-0084935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Worth and wife, Janet H. Worth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY