Davidson County DEEDWARR
Recvd: 07/28/04 09:11 2pgs
Fees:13.00 Taxes:240.87

20040728-0090010

WARRANTY DEED

B-AFG-04-2403

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,100.00

Demeatrie Howard
Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2004

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demeatrie Howard	United Wholesale Mortgage	
2403 Burch Street	(NAME) 555 South Adams, Ste. 200	81-14-82
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Birmingham, MI 48009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we A.J. JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEMEATRIE HOWARD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 18 in the Georgia Industrial North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the south side of Burch Avenue, and being 200 feet from the west corner of 24th Avenue, North and Burch Street; thence with the said Burch Street, westerly 50 feet to a point; thence southerly 50 feet; thence easterly 50 feet to a point; thence northerly 150 feet to Burch Street to the point of beginning.

Being the same property conveyed to Terry Shores by Final Order dated January 24, 2003 and filed for record on February 7, 2003 in Instrument Number 20030207-0016976, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Terry Shores by Final Decree dated November 15, 1999 and filed for record on May 24, 2001 in Instrument Number 20010524-0054269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to A.J. Johnson by Quitclaim Deed as of record in Instrument No. 20040728-0090009 **, Register's Office for Davidson County, Tennessee.**

Said property is not A.J. Johnson's primary residence.

unimproved ( )
This is improved (X) property, known as 2403 Burch Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of July, 2004.

A.J. Johnson

STATE OF Tennessee
COUNTY OF Davidson

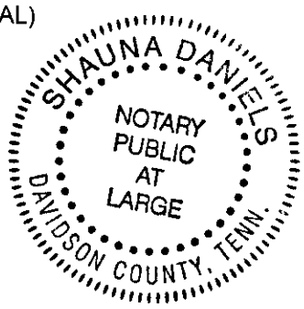
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A.J. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2004.

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

DH