WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/04 11:34 2pgs
Fees:13.00 Taxes:166.50
20041019-0125466

THIS INSTRUMENT WAS PREPARED BY:

Martin A. Kooperman, Attorney
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206

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ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Bernice Dunlap and Danny Dunlap 1006 Chicamauga Avenue Nashville, TN 37206	Bernice Dunlap and. Danny Dunlap 1006 Chicamauga Avenue Nashville, TN 37206	Map: 83-5 Parcel: 65

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Early Johnson, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bernice Dunlap and Danny Dunlap as tenants in common, 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. 4 in Block "E" in the Plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the southerly side of Chicamauga Avenue and runs back between, parallel lines 150 feet to an alley.

BEING the same property conveyed to Early Johnson, Jr. by Quitclaim Deed from Thomas Haynes, Instrument Number 20040927-0116165, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, Page 63, Register's Office.

The legal description is the same as the previous deed of record.

THIS is improved property known as, 1006 Chicamauga Avenue, Nashville, Davidson County, Tennessee 37206.

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** that they 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 she does further covenant and bind themselves, their 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of October, 2004.

Early Johnson Jr
EARLY JOHNSON, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Early Johnson Jr

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Early Johnson, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 15th day of October, 2004.

LISA PARNELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Seal
My Commission Expires MAR. 22, 2008

Lisa Parnell
NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/2008

The actual consideration or value whichever is greater for this transfer is $45,000.00

Early Johnson
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of October, 2004.

LISA PARNELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

Lisa Parnell
NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/2008