THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: 10-22-05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzette Johnson (NAME)	~~Borrower's Lender~~ OWNER (NAME)	MAP 72-14
1109 Cahal Avenue (ADDRESS)	445 Autumn Land Trail (ADDRESS)	PARCEL 5
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND 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, Ross M. Hayduk, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzette Johnson and husband, David Johnson

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:

Land in Davidson County, Tennessee, being part of Lot number 6 on the Plan of E. T. Brown's Subdivision of part of Lot 1 of the Cahal Property, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee. described as follows:

Beginning on the northerly margin of Cahal Avenue at a point 36.7 feet westerly from the corner of LOts number 6 and 7; thence northwardly and parallel with the line between Lots. number 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley, southerly 102.3 feet to the northerly margin of Cahal Avenue; thence easterly along the northerly margin of Cahal Avenue, 56.3 feet to the point of beginning.

Being the same property conveyed to Ross M. Hayduk by deed of record in Book 11538, page 359, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/03/04 15:01 2pgs
Fees:13.00 Taxes:229.40
20041103-0132695

unimproved ( )
This is improved (X) property, known as 1109 Cahal Avenue, Nashville, TN 37206
(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 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 my hand this 29th day of October, 2004

Ross M. Hayduk

Ross M. Hayduk

BY

Amy Bryson, his attorney-in-fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____,

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

On this 29th day of October, 2004, personally appeared before me, Amy Bryson, with whom I am personally acquainted, and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Ross M. Hayduk and is authorized by ~~him~~ them to execute this instrument on ~~his~~ their behalf, as ~~his~~ their free act and deed.

Witness my hand, at office, this 29th day of October, 2004.

My commission expires: 1-26-08 _____
Notary Public

NOTARY PUBLIC AT LARGE