WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,997.00

Judi E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: ~~November 27, 2004.~~ 11/22/08
(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to: # 1436

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: OWNER	MAP-PARCEL NUMBERS
Judi E. Johnson	~~Forest Franklin Loan Services ATTN: CASHIERING~~	70-4-81.01
(NAME)	(NAME)	
520 east Nocturne	~~150 Allegheny Center Mall~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	~~Pittsburgh, PA 15212~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/02/04 13:37 2pgs
Fees:13.00 Taxes:295.99
20041202-0143738

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, Theresa H. Davis, a/k/a Theresa Mai Davis by Kita W. Johnson as Attorney-in-Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judi E. 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:

Land in Davidson County, Tennessee, being part of Block "B" on the Map of Dewey Heights Subdivision, as of record in Plat Book 161, Page 94, Register's Office for said County, being designated as Tracts Nos. 11 and 12 on the unrecorded map of the same for Edith R. Howse Wright made by John M. Sullivan, Civil Engineer May 13, 1958, as follows:

Beginning at a point at the southwest corner of Chris Street and Manila Street; thence with the margin of Manila Street South 15 degrees 45 feet west 29.5; south 31° 12' west 74.1 feet to a point South 36° 26' west 32.9 feet to the corner of Lots 10 and 11; thence with the line between said Lots, north 53° 29' west 11 feet to a point; thence north 52° 54' east 68.6 feet to the southerly margin of Chris Street; thence with the margin of the same, north 86° 35' east 103.9 feet to the point of beginning.

Being the same property conveyed to Wilmer Davis and wife, Theresa Mai Davis, by Installment Deed dated May 21, 1961, from Edith R. Howse Wright, of record in Book 3347, Page 39, Register's Office for Davidson County, Tennessee. By final Divorce Decree No. 82D-2531, Circuit Court for Davidson County, Theresa Howse Davis and Wilmer L. Davis were granted absolute divorce and the marital home at 520 Nocturne Drive was quitclaimed to Theresa Howse Davis. The said Wilmer L. Davis having since died April 14, 1992.

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

This instrument is executed on behalf of Theresa H. Davis by Kita W. Johnson as Attorney-In-Fact pursuant to Power of Attorney of record in Instrument No. 20020821-0100934, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 520 East Nocturne, Nashville, TN 37207

(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 23rd day of November, 2004.

Theresa H. Davis a/k/a Theresa Mai Davis by Kita W. Johnson as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of November, 2004, before me personally appeared Kita W. Johnson, the person who executed the foregoing instrument on behalf of Theresa H. Davis a/k/a Theresa Mai Davis, and acknowledged that she executed the same as the free act and deed of the said Theresa H. Davis, through Power of Attorney granted Kita W. Johnson by the said Theresa H. Davis.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2004.

Commission expires: ~~November 27, 2004~~ 11/22/08

Deborah K. Devine Notary Public

