RETURN TO: Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

WARRANTY DEED

G-CD-04-1703

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2005.

Notary Public
NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Ruth Perez	American Home Mortgage	
1703 Long Avenue (ADDRESS)	(NAME) Acceptance, Inc.	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(ADDRESS) 520 Broadhollow Road Melville, N.Y. 11747 (CITY) (STATE) (ZIP)	94-2-47

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 HEATHER JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUTH PEREZ, 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:

BEING THE WESTERLY 35.0 FEET OF LOT NO. 174 AND THE EASTERLY 15.0 FEET OF LOT NO. 175, ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOTS NOS. 174 AND 175 FRONT TOGETHER 50.00 FEET ON THE NORTHERLY SIDE OF LONG AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HEATHER JOHNSON, UNMARRIED BY WARRANTY DEED FROM KIMBERLY POTTS, UNMARRIED, RECORDED FEBRUARY 26, 2004 IN INSTRUMENT NO. 20040226-0022122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENENSSEE AND BY WARRANTY DEED TO KIMBERLY POTTS RECORDED MAY 2, 1996 IN BOOK 10036, PAGE 207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1703 Long Avenue, Nashville, Tennessee 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 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 7th day of January, 2005.

Heather Johnson

Davidson County DEEDWARR
Recvd: 01/11/05 10:51 2 pgs
Fees:13.00 Taxes:495.80

20050111-0004039

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather 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 7th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903