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Davidson County DEEDWARR
Recvd: 02/16/05 11:16 2 pgs
Fees:13.00 Taxes:1054.13
20050216-0017659

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **11th** day of **February, 2005** between **AUDIE J. JOHNSON,** ,GRANTOR, and **HAZEL HAMBRICK and MYRTLE H. BRANDON** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Lot No. 22 on the Plan of Enchanted Hills Subdivision, Section 5, Phase II, of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audie J. Johnson by Warranty Deed from Dewayne Bell d/b/a Excel Builders of Tennessee of record in Instrument No. 20040805-0094287 and filed for record on August 5, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 which have been prorated and assumed by the Grantee(s) and and all matters on the Plan of record in Plat Book 9700, Page 371; Restrictive Covenants of record in Book 4117, Page 49, Book 11, Page 664; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **February, 2005.**

AUDIE J. JOHNSON

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AUDIE J. JOHNSON, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 11th day of February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $284900

Affiant

Subscribed and sworn before me this 11th day of February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

****

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
HAZEL HAMBRICK
4461 ENCHANTED CIRCLE
NASHVILLE, TN 37218

Send Tax Bills to:
American Home Mortgage
7142 Columbia Gateway Drive
Columbia, MD 21046-2132

Map & Parcel Number:

058-10-0