03

Realty Title
78-A

WARRANTY DEED

The actual consideration or value for this transfer is $ 120,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 24th day of February, 2005.

NOTARY PUBLIC
My Commission Expires: 3/14/05

Davidson County DEEDWARR
Recvd: 03/01/05 15:59 2 pg
Fees:13.00 Taxes:444.00

20050301-0022637

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay St. #200 Nashville, TN 37201, 615.256.5003 file#05020003

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Marcus J. Banning, & Shirley Ann Banning 1403 Clarke Street Old Hickory, Tennessee 37138	New Owner	053-03-0 / 246.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 Dollars, ($10.00) cash in hand paid by Marcus J. Banning and wife, Shirley Ann Banning, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DOROTHY E. CLOYD**, now known as, **DOROTHY E. JOHNSON**, and spouse, JAMES A. JOHNSON, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MARCUS J. BANNING, *and wife,* **SHIRLEY ANN BANNING**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 196 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, page 67, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy E. Cloyd by Deed from Thomas G. Baltz and wife, Harriet A. Baltz of record as instrument number 20001229-0127633, Register's Office for Davidson County, Tennessee. Subsequently, Dorothy E. Cloyd having married James A. Johnson and is now know as Dorothy E. Johnson. James A. Johnson joins in this conveyance for the purpose of conveying any right, title and interest in and to said property, marital or otherwise.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Covenants and restrictions contained in the instrument recorded in Book 2005, page 524, and as amended in Book 2447, page 151, said Register's Office; Easements for certain Right-of-way as set out in Deed of record in Book 262, page 556, said Register's Office; Easements for Right-of way for Telephone Lines of record in Book 662, page 743, said Register's Office.

This is improved property known as: 1403 Clarke Street, Old Hickory, TN. 37138.

Witness our hands this 24st day of February, 2005.

Dorothy E. Cloyd Johnson
Dorothy E. Cloyd now known as
Dorothy E. Johnson

James A. Johnson
James A. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dorothy E. Cloyd n/k/a Dorothy E. Johnson and spouse James A. Johnson the bargainers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 21 day of February, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3-22-08

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: ***Dorothy E. Cloyd*** n/k/a, ***Dorothy E. Johnson*** a/k/a ***Dorothy Ann Ellis Johnson***

To: ***Marcus J. Banning*** *and wife,* ***Shirley Ann Banning***

Property:

1403 Clarke Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
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and
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