Davidson County DEEDWARR
Recvd: 03/04/05 15:42 3 pgs
Fees:18.00 Taxes:463.61

20050304-0024448

FILE BOX 45

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050058

Send Tax Bills To:
America's Wholesale Lender
7105 Corporate DRive
Plano, TX 75024

New Owner is:
~~1717 Cahal Ave./~~
~~Nashville, TN 37206~~

Byron Scott Johnston
P.O. Box 55662
Lexington, KY 40555

MAP: 72-14
PARCEL: 10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Christopher Woodard** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Byron Scott Johnson,** unmarried , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 10 in E.T. Brown's Subdivision of part of Lot No. 1 on the Cahal Plan as of record in Plat Book 332, Page 84, Register's Office for Davidson County.

Said Lot No. 10 fronts 50 feet on the northerly side of Cahal Avenue and extends back between parallel lines 256 feet, more or less, to an alley.

Being the same property conveyed to Robert Christopher Woodard by Deed from James E. Blunkall and Brenda L. Blunkall D/B/A J& B Investment dated 04/24/02, recorded 04/30/02, in Inst#200204300053124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22 day of March, 2004.

GRANTOR:

Robert Christopher Woodard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Christopher Woodard** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1 day of April, 2004.

CYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,300.00.

Melissa R. White
Affiant

SWORN TO and subscribed before me this 2nd day of March, 2004.

NOTARY PUBLIC

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

3/31/07