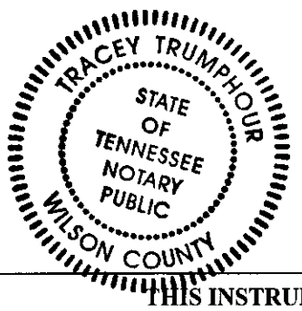
File No. 250301320

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2005.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A> Johnson	Access National Mortgage	Map 075-09-0 03900
(NAME)	(NAME)	
211 Bonnafield Drive	1800 Robertson Fulton Dr.	Davidson County DEEDWARR Recvd: 04/05/05 10:11 2 pgs Fees:13.00 Taxes:423.65
(ADDRESS)	(ADDRESS)	20050405-0036854
Hermitage, TN 37076	Reston, Virginia 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
Frances B. Eza , unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John A. Johnson, an unmarried man , HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

PARCEL NO. 1

Land in Davidson County, Tennessee, being Lot No. 592 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

PARCEL NO. 2:

Land in Davidson County, Tennessee, beginning at a point, said point being the southeast corner of Lot No. 592, Section 6, Hermitage Hills Subdivision, Book 3300, page 10, RODC.; thence along the east property line of the above mentioned Lot No. 592, North 4 deg. 12' East, 73.6 feet to a point; thence leaving said east property line of said Lot No. 592, South 89 deg. 47' East 16.04 feet to a point; thence South 4 deg. 12' West, 72.86 feet to a point; thence South 87 deg. 37' West 16.11 feet to the point of beginning and containing 0.027 acres, more or less.

Being the same property conveyed to John Eza and wife, Frances B. Eza by deed from L. B. Waldman and wife, Autry Waldman, executed 07/17/65 and filed for record on 07/22/65 in Book 3914, Page 965, Register's Office for Davidson County, Tennessee; the said John Eza now being deceased.

Being the same property conveyed to John Eza and wife, Frances B. Eza by deed from L. B. Waldman and wife, Autry Waldman, executed on 07/17/65 and filed for record on 07/22/65 in Book 3914, Page 968, Register's Office for Davidson County, Tennessee; the said John Eza now being deceased.

Being the same property conveyed to John Eza and wife, Frances B. Eza by deed from L. B. Waldman and wife, Autry Waldman, executed 07/17/65 and filed for record on 07/22/65 in Book 3914, Page 965, Register's Office for Davidson County, Tennessee; the said John Eza now being deceased.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 211 Bonnafield Drive, Hermitage, TN 37076
(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), HIS 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), HIS 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 1st day of April, 2005.

Frances B. Eza by Glenda Bramblett, Atty in Fact
Frances B. Eza

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenda Bramblett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frances B. Eza ,unmarried, as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Frances B. Eza ,unmarried, under said Power of Attorney.

Witness my hand and official seal at office in Mt Juliet, Tennessee, this the 01 day of April, 2005.

My Commission Expires: 1-23-06 Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 250301320

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122