Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/05/05 11:13 3 pgs
Fees:18.00 Taxes:1073.00
20050405-0037010

THIS INSTRUMENT PREPARED BY: → Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert L. Forti, et al 5715 Maudina Ave. Nashville, TN 37209	New Owner 5715 Maudina Ave, Nashville, TN 37209	Map 92-13, Parcel 63 Map 92-13, Parcel 62 Map 92-13, Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLAUDE R. JOHNSON, joined by his wife, MILDRED R. JOHNSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT L. FORTI, a single man, a one-half (½) undivided interest, and JOHN A. WILLIAMS and wife, KAREN I. WILLIAMS, a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES", their 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. 5 of Block No. 2 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Claude R. Johnson by Quitclaim Deed from Mildred R. Johnson of record in Book 9036, page 19, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3509 Charlotte Avenue, Nashville, TN 37209.

Lot No. 5 is shown as Map 92-13, Parcel 63.00, TAODCT.

PARCEL NO. 2: BEING Lot No. 6 of Block 2 on the map of charlotte Park Company's Second Addition of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the south side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Claude R. Johnson by Quitclaim Deed from Mildred R. Johnson of record in Book 9036, page 23, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3511 Charlotte Avenue, Nashville, TN 37209.

PARCEL NO. 3: BEING LOT No. 7 on Block 2 of the Plan of Charlotte Park company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Claude R. Johnson by Quitclaim Deed from Mildred R. Johnson of record in Book 9036, page 21, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3513 Charlotte Avenue, Nashville, TN 37209.

Lots No. 6 and No. 7 have been combined and are shown as Map 92-13, Parcel 62, TAODCT.

PARCEL NO. 4: LAND in Davidson County, Tennessee, being Lot No. 8 of Block 2, Charlotte Park Company's Second Addition as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby given for a more complete description.

BEING the same property conveyed to Claude R. Johnson by deed from Bessie B. Langford, unmarried, of record in Book 11008, page 77, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3515 Charlotte Avenue, Nashville, TN 37209.

Lot No. 5 is shown as Map 92-13, Parcel 60.00, TAODCT.

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.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 57, pages 160 and 161, said Register's Office.

3. Subject to Temporary Construction Easements to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20010502-0044639 and Instrument No. 20010502-044640, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

Joinder of Spouse: MILDRED R. JOHNSON, wife of CLAUDE R. JOHNSON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CLAUDE R. JOHNSON

MILDRED R. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE R. JOHNSON and wife, MILDRED R. JOHNSON, 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 office, this the 14th day of March, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of March, 2005.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005