WARRANTY DEED

B-KW-05-509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Kim McCord
Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/09/07

KANDACE N. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Stanton	American Home Mortgage	
509 Eversholt Court (ADDRESS)	(NAME) 520 Broadhollow Road (ADDRESS)	149-1-B-24 C0
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BETTY A. DANDRIDGE-JOHNSON AND CHARLES JOHNSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY A. STANTON, unmarried & Lisa Harper unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 313, PICCADILLY SQUARE, PHASE III Planned Unit Development, as shown on plat of record in Plat Book 6250, Page 892-894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty A. Dandridge by Quitclaim Deed from James A. Dandridge and wife, Sadie B. Dandridge, recorded the 21st day of December, 1993 in Deed Book 9194, Page 694. in the Register's Office of Davidson County, Tennessee. Betty A. Dandridge is now known as Betty A. Dandridge Johnson.

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

Davidson County DEEDWARR
Recvd: 04/18/05 11:24 2 pgs
Fees:13.00 Taxes:591.63

20050418-0042758

unimproved ( )
This is improved (X) property, known as 509 Eversholt Court, Antioch, Tennessee 37013
(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), their 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), their 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 March, 2005.

Betty Dandridge Johnson
Betty A. Dandridge-Johnson

Charles E. Johnson
Charles Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty A. Dandridge-Johnson and Charles Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903