WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/05 10:58 2 pgs
Fees:13.00 Taxes:166.50
20050906-0106435

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Fredy Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Fredy L. Torres	NEW OWNER	Map 162
153 Ocala Drive		Group
Antioch, TN 37013		Parcel 45

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joyce Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Fredy L. Torres and wife, Lesdy De Vincente Torres
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of real estate described as follows:

Being in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, beginning at a point 586 feet north of the center line of Benzing Road, said center line being the southwest corner of the property conveyed to Annie T. Hayes by deed of record in Book 996, Page 281, Register's Office for said County; thence with Hayes' west line, North 2 deg. east 400 feet; thence North 89 deg. west 333 feet to the west line south 2 deg. west 400 feet; thence eastwardly 333 feet to the point of beginning.

Being the same property conveyed to Charles Reece Johnson and wife, Joyce Johnson, by deed from Edna J. Wilkerson and Claire J. Baker, of record in Instrument 20050906-0106434 said Registers' Office. The said Charles Reece Johnson now being deceased.

This conveyance is subject to: (1) 2005 taxes which have been prorated and assumed by the Grantees; (2) Right of Way of record in Book 253, Page 251, said Register's Office; (3) Easement for a 20 Foot Right of Way of record in Book 5894, Page 155, and Book 6761, Page 261, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 0 Ashlawn Dr., Antioch, TN 37013

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 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 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 GRANTEES, 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 hand this 1st day of September, 2005.

Joyce Johnson

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2005.

My Commission Expires: 3/31/07

Notary Public

