REALTY TITLE 15
Box 48A

Please Return To:
REALTY TITLE & ESCROW
4721 ANDREW JACKSON
HERMITAGE TN

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $64,900.00

Affiant

Subscribed and sworn to before me, this ___ day of October, 2005.

Notary Public
My commission expires: 9-16-09

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON COUNTY TN

Davidson County DEEDWARR
Recvd: 10/17/05 10:49 2 pgs
Fees:13.00 Taxes:240.13
20051017-0124789

15-0509-150506

Address of New Owner:	Send Tax Bills to:	Tax Information
Quiana Johnson 160 Harrington Avenue Madison TN 37115	NEW OWNER	052-01-0-079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rita M. Grote, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Quiana Johnson, unmarried**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 41, Block A, on the Plan of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita M. Grote by deed from Michael A. Hobbs and wife, Judy K. Hobbs, dated May 29, 2001, of record in Instrument No. 20010531-0056527, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 160 Harrington Avenue, Madison, TN 37115

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 14 day of October, 2005.

Rita M. Grote

Rita M. Grote

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita M. Grote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 14 day of October, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

