WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/06 11:22 2 pgs
Fees:13.00 Taxes:351.50

20061215-0154753

Return To
GRISSIM TITLE + ESCROW LLC
2309 CRESTMOOR RD. STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 7-21-07
(AFFIX SEAL)

DEBORAH TUBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton Deveral Waddell	Regions Bank DBA Regions Mortgage	MAP AND PARCEL
(NAME)	(NAME)	
1115 Westchester Drive	601 S. Court	04116000400
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Montgomery, AL 36104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

May Change since JULY 21, 2007

FOR AND 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, Agnes Patricia Johnson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton Deveral Waddell, an unmarried man

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:

Land in Davidson County, Tennessee being Lot No. 103 on the Plan of Section II, Bellshire Estates, as of record in Book 2133, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot 103 fronts 89.5 feet on the south side of Westchester Drive and runs back between lines 393.4 feet on the east line and 181.5 feet on the west line to a dead line in the rear on which it measures 182 feet.

Being the same property conveyed to James Hodge Johnson and wife, Agnes Patricia Johnson by Warranty Deed from James E. Ghee and Alfred E. Sanders of record in Book 2487, Page 571, in the Register's Office for Davidson County, Tennessee. The said James Hodge Johnson having since died, **March 30, 1994.**

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of Bellshire Estates, Section II, of record in Book 2133, Page 111, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein.

unimproved ( )
This is improved (X) property, known as 1115 Westchester Drive, Nashville, Tennessee 37207
(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 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 7th day of December, 2006.

Agnes Patricia Johnson

Agnes Patricia Johnson

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 Agnes Patricia Johnson

the bargainor _____, 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 Madison, Tennessee, this 7th day of December, 2006.

Commission expires 3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY