WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/07 08:11 2 pgs
Fees:13.00 Taxes:229.40
20070515-0057791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gregory Story	SAME AS OWNERR	
(NAME)	(NAME)	
1205 Sevier Street		**MAP 94-10**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		**PARCEL 74.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **DOROTHY JOHNSON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY STORY, UNMARRIED,** 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 the Easterly 50 feet of Lots #197 and #198 on the Plan of Payne Balkemoore & Cummings Addition as of record in Book 57, page 81, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Sevier Street, said point beginning 111 feet easterly from the northeast corner of the intersection of 12th Street and Sevier Street, said point being also the southeast corner of the property conveyed to Clarence E. Varden and wife, by Deed from Wesley Allie Dickens and wife, of record in Book 2590, page 167, said Register's Office; thence northerly along Varden's easterly line and along a line parallel to 12th Street 100 feet in a northerly line of Lot #198 Varden's northeast corner ; thence easterly with a northerly line of Lot #198, 50 feet to a point in a westerly margin of a alley; thence southerly with said margin of said Sevier Street and said alley; thence westerly with the northerly margin of Sevier Street 50 feet to the point of beginning.

Being the same property conveyed to Roosevelt Johnson and wife, Dorothy Johnson by Warranty Deed from United Companies Lending Corporation, dated October 6, 1993, recorded October 13, 1993, of record in Book 9113, page 532, Register's Office for Davidson County, Tennessee. The said Roosevelt Johnson having died September 21, 2004, thereby vesting title as Dorothy Johnson, surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 1205 Sevier Street, Nashville, TN 37206
(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 May, 2007.

Dorothy Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2007.



Commission expires:

Notary Public