WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/07 15:01 2 pgs
Fees:13.00 Taxes:499.50

20070918-0111825

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

X Harry J. Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF September, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

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
Harry J. Fox	Franklin American Mortgage	MAP & PARCEL
(NAME)	(NAME)	
2403 Conrad Drive	501 Corporate Centre Dr Ste 400	08312001800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, WE, Terry W. Johnson and Judy Johnson Wilburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry J. Fox

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:

Being Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Eastland Acres, Section II, of record in Book 2331, Page 7, Register's Office for Daivdson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property coveyed to Edward Lee Johnson and wife Cora L. Johnson from Charles L. Davidson and wife, Helen G. Davidson by Warranty Deed recorded in Book 2492, Page 581, Register's Office for Davidson County, Tennessee. The said Edward Lee Johnson having died on September 20, 1963. The said Cora L. Johnson having since died on July 18, 2007 leaving Terry W. Johnson and Judy Johnson Wilburn as her only heirs-at-law.

THIS CONVEYANCE IS SUBECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO The Plan of Eastland Acres, Section II, of record in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee, which shows and owner's certificate, certain notes, esements and building setback lines, if any, as may be set forth thereon.

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

unimproved ( )
This is improved (X) property, known as 2403 Conrad Drive, 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 our hand s this 14th day of September 2007

Terry W. Johnson by Judy Johnson Wilburn
Terry W. Johnson by his Attorney in fact Judy Johnson Wilburn

Judy Johnson Wilburn
Judy Johnson Wilburn

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 ~~Terry W. Johnson~~ Judy Johnson Wilburn

the bargainor ~~s~~, 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 14th day of September, 2007.

Commission expires March 20, 2010

Deanie L. Gregory
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, execute 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

State of Tennessee
County of Davidson

On this 14th day of September, 2007 before me personally appeared Judy Johnson Wilburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Terry W. Johnson and acknowledged that (s)he executed the same as the free act and deed of Terry W. Johnson.

Deanie L. Gregory
Notary Public

My Commission expires: 3/20/10

Witness my hand and offical seal at office at Madison, Tennessee this 14th day of September, 2007.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY