Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Return to:

6070419

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/07 12:14 2 pgs
Fees:13.00 Taxes:647.49

20070926-0114771

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,997.00.

Erlete M Ascencao by Lois H Marshall attorney in fact
Affiant

Subscribed and sworn to me on September 21, 2007.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22777SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kita W. Johnson 3410 Batavia Street Nashville, TN 37209	New Owner	92-05-64

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dr. Erlete M. Ascencao, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kita W. Johnson,* hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of College Hill Subdivision, Section 2, of record in Plat Book 2133, page 52, in the Register's Office for Davidson County, Tennessee.

Said Lot 56 fronts 77 feet on the north side of Batavia Street and runs back 189.4 feet on the easterly line and 194.5 feet on the westerly line to a dead line measuring 48 feet thereon. Said dead line being a broken line.

Being the same property conveyed to Dr. Erlete M. Ascencao, an unmarried woman, by Deed from Lamont Jordan and wife, Melissa Jordan, of record as Instrument No. 20031003-0146444 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.
3. Declarations/Restrictions of record in Book 2156, page 41, Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3410 Batavia Street, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on September 21, 2007.

Dr. Erlete M. Ascencao

Dr. Erlete M. Ascencao

By: _____ Attn Fact

Terri Hollandsworth, Attorney-In-Fact

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 Terri Hollandsworth, 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 on behalf of Dr. Erlete M. Ascencao, as her Attorney in Fact, as the free act and deed of the within named Dr. Erlete M. Ascencao.

Witness my hand and official seal this 21st day of September 2007.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 2, 2010
STATE OF TENNESSEE

My Commission Expires: