Davidson County DEEDWARR
Recvd: 07/23/08 12:04 2 pgs
Fees:13.00 Taxes:281.20

20080723-0075509

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080700370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21 day of July, 2008

Notary Public

MY COMMISSION EXPIRES:

VICTORY TITLE & ESCROW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Denham	**Elite Home Loans**	**133-07-0-021.00**
3602 Hewlett Drive	**109 West Park Dr, Ste. 260**	
Nashville, TN 37211	**Brentwood, TN 37027**	

FOR AND IN 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,

Faye Johnson, a single person

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

Jeffery Denham, a single 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. 15 on the Map of Parma Heights, Section II, Revised, as of record in Book 2083, page 71, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the northerly side of Hewlett Drive and runs back between lines, 201.5 feet on the westerly line and 172 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 98.5 feet.

Being the same property conveyed to Faye Johnson, by Quitclaim Deed from Ronnie Whitfield, dated 7-14-97 and recorded 7-29-97 in Book 10546, page 134, also being the same property conveyed to Ronnie Whitfield by Quitclaim Deed from Frank Whitfield and Gayle Whitfield, dated 10-30-95 and recorded 02-09-96 in Book 9943, page 925, also being the same property conveyed to Frank Whitfield and Gayle Whitfield by Quitclaim Deed from Elton O. Covington and wife, Frances C. Covington, dated 07-01-93 and recorded 07-19-93 in Book 9017, page 912, also being the same property conveyed to Elton O. Covington and wife, Frances Covington by Warranty Deed from Barry A. Ross and wife, Carole P. Ross, dated 06-02-70 and recorded 06-04-70 in Book 4421, page 927, Register's Office for Davidson County, Tennessee.

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.

Unimproved ( )
This is improved (X) property known as **3602 Hewlett Drive, Nashville, TN 37211**
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 hands this 21 day of July, 2008.

Faye Johnson

Faye Johnson

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye Johnson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of July, 2008.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010