RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/09 14:07 2 pgs
Fees:13.00 Taxes:331.56
20090305-0019936

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $89,610.00.

Affiant

Subscribed and sworn to me on March 4, 2009

NOTARY PUBLIC

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23799SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Michael W. Johnson & Elizabeth Johnson<br>4032 University Avenue<br>Old Hickory, TN 37138 | SAME ADDRESS AS NEW OWNER | 63-8-80 |

**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, Spence Talley and wife, Zetta Talley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael W. Johnson and Elizabeth Johnson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the west 100 feet of Lots Nos. 21, 23, 25 and 27, of Block A2 on the Plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for said County.

Said part of said lots front 100 feet on the east side of University Avenue and run back between parallel lines 100 feet to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Spence Talley and wife, Zetta Talley, by deed from Household Financial Center, Inc. dated 08/18/05, Instrument No. 20050928-0116333 of record in the Register's Office of Davidson County.

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

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters as shown of record on Plat Book 421, page 120 of Register's Office of Davidson County, Tennessee.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4032 University Avenue, Old Hickory, TN 37138.

**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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on March 4, 2009.

**Spence Talley**

**Zetta Talley**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On March 4, 2009, before me personally appeared Spence Talley and Zetta Talley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 4, 2009.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE