03

Realty Title

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090040800 DEEDWARR
Recvd: 06/18/09 13:58 2 pgs
Fees:13.00 Taxes:384.80
20090618-0056894

From: Delilah Wilson

To: Sheila V. Johnson, unmarried

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Sheila V. Johnson 642 Gibson Drive Madison, TN 37115	FRANKLIN AMERICAN MORTGAGE CO 501 CORPORATE CENTRE DR., #400 FRANKLIN, TN 37067	051-04-0-026.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2009

Notary Public
My Commission Expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Delilah Wilson** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Sheila Johnson,** herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Dale Heights, of record in Book 2330, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 65 feet on the westerly margin of Gibson Drive and extends back 221.1 feet on the northerly margin and 196.8 feet on the southerly margin to a dead line in the rear, measuring 67 feet thereon.

Being the same property conveyed to Ronald Duane Elias and Delilah Wilson, as joint tenants with the right of survivorship expressly reserved, by Quit Claim Deed from Ronald Duane Elias of record in Instrument No. 20020131-0013597, Register's Office for Davidson County, Tennessee. Ronald Duane Elias died on December 23,2003, resulting in Delilah Wilson becoming the sole owner of said property.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 642 Gibson Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day **of May 2009.**

Delilah Wilson

Delilah Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON -)

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

Witness my hand and official seal at Nashville, TN, this 29th day of May 2009.

Rachelle Caudill

Notary Public

My Commission Expires: 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY