BILL GARRETT, Davidson County
Trans:T20110019433 DEEDWARR
Recvd: 04/04/11 10:50 2 pgs
Fees:13.00 Taxes:207.20
20110404-0025566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James T. Johnson & Lura D. Johnson	**Coldwell Banker Mortgage**	13301026500
3507 Mays Street	**1 Mortgage Way**	
Nashville, TN 37211	**Mount Laurel NJ 08054**	

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 ACKNOWLEDGE, WE,

Anthony DeSoto and wife, Michelle DeSoto

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

James T. Johnson and wife, Lura D. Johnson

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. 451 in Sunrise Heights Second Plan, as of record in Book 421, Page 46, Register's Office for Davidson County.

Said Lot No. 451 fronts 57.5 feet on the Westerly side of Mays Avenue and runs back between parallel lines 169.3 feet on the Southerly line and 174.9 feet on the Northerly line to an alley, measuring 57.8 feet thereon.

Together with all improvements constructed upon, fixed thereto or located upon the property described above including the residential dwelling located there upon which dwelling is or may be a "manufactured home" which manufactured home is hereby conclusively deemed to be real property described as follows: Make: Oakwood; Model Oakwood AC 1997; Serial Number: OW57646AB.

Being the same property conveyed to Anthony DeSoto and wife, Michelle DeSoto by Special Warranty Deed from Vanderbilt Mortgage and Finance, Inc., recorded on the 2nd day of December, 2008 in Instrument No. 20081202-0117014, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 421 Page 46, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3507 Mays Street, 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 in 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 my/our hand(s) this 28th day of March, 2011.

Anthony DeSoto

Michelle DeSoto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Anthony DeSoto and Michelle DeSoto , the within named Grantors, 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, at office, this 28th day of March, 2011.

Notary Public

My Commission Expires:

