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Realty Title 48A

**Prepared by:**
**Realty Title & Escrow Co., Inc.**
**P.O. Box 1369**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $175,900.00**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: ~~5-18-99~~ 5-20-03

**Affiant**

**Subscribed and sworn to before me this 30th day of November, 2000.**

**Notary Public**
**My commission expires:** 5/20/03

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax-Information** |
|---|---|---|
| Jeremy C. Johnson | CTX Mortgage Company | 181-01-0-A-137.00 |
| 6752 Sugar Hill Drive | 801 94th Avenue North | |
| Nashville TN 37211 | St. Petersburg, FL 33702 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yazdian Construction, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jeremy C. Johnson and wife, Maribeth A. Johnson, hereinafter called the Grantees, their successors 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. 191 on the Plan of Sugar Valley, Section Four, of record in Plat Book 9700, Page 374 and amended in Instrument 200005230051444, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Yazdian Construction, Inc. by deed from Paul E. Johnson, Jeffrey P. Johnson and Stacy J. Carter and husband, Buford W. Carter and Lori J. Kelley and Yazdian Construction, a Tennessee general partnership, of record in Instrument 20000907-0088806 and by Quitclaim Deed from Hurley-Y, L.P., of record in Instrument 20001031-0107837, 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.
>
> This property is improved property known as 6752 Sugar Hill 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/05/00 12:40 2pgs
Fees:11.00 Taxes:650.83
20001205-0119446

WITNESS my hand this 30th day of November, 2000.

Yazdian Construction, Inc.

By:_____
Fred Yazdian
President

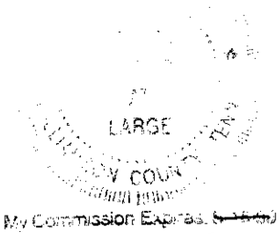
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fred Yazdian, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the President of Yazdian Construction, Inc., the within named bargainor, and that he is authorized by Yazdian Construction, Inc. to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 30th day of November, 2000.

_____
Notary Public

My Commission expires _




My Commission Expires 5/20/03