THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/21/02 14:09 2pgs
Fees:13.00 Taxes:869.50

20020221-0022348

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 5-17-07
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Morgan Johnson (NAME)	ABN AMRO MORTGAGE GROUP, INC. (NAME)	103-08-228
4028 Aberdeen Road (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Troy, MI 48084 (CITY) (STATE) (ZIP)	

FOR AND 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, Jeffrey C. Santini and wife, Jere M. Santini

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Morgan Johnson and wife, Michele A. 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. 23 and the westerly part of Lot No. 22 of Block "H" on the Plan of Cherokee Park, Section No. 2 of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, and a part of Mockingbird Road as abandoned and closed and shown by Bill No. 63-501 of the Ordinances of the City of Nashville, enacted March 27, 1963, and described as follows:

BEGINNING at a point at the intersection of north margin of Aberdeen Road at the point of the closure of Mockingbird Road as referred to in Bill above; thence easterly along the margin of Aberdeen Road 100 feet to a point which is 25 feet east of the common corner of Lot Nos. 22 and 23; thence northerly 187 feet, more or less, to a point, which is 26.5 feet east of the corners of Lot Nos. 22 and 23; thence westerly along the north line of said lots, 105.23 feet to a point in the east closure line of Mockingbird Road, above referred to; thence with the line of the same, southerly 180 feet, more or less, to the beginning.

BEING the same property conveyed to Jeffrey C. Santini and wife, Jere M. Santini by deed from Billy W. Easterly and wife, Elizabeth C. Easterly, of record in Book 10511, page 708, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4028 Aberdeen Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 20th day of February, 2002

Jeffrey C. Santini by Barbara Khera
Jeffrey C. Santini

Jere M. Santini by Barbara Khera
Jere M. Santini

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Barbara Chera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Jeffrey C. Santini and Jere M. Santini as his/her Attorney-in-Fact, as the free act and deed of the within named Jeffrey C. Santini and Jere M. Santini.

WITNESS my hand and official seal at office, this 20 day of February, 2006.

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENN LARGE

_____
Notary Public

My Commission Expires: 5-17-09