THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Dav. Co. File Box 14-A
jtc file no. 16058-4

Davidson County DEEDWARR
Recvd: 04/30/03 09:46 2pgs
Fees:13.00 Taxes:554.63
20030430-0057618

ADDRESS NEW OWNER:
Aaron L. Johnson and Elana R. Joseph
5105 Roxborough Drive
Hermitage, Tennessee 37076

MORTGAGEE:
USAA FEDERAL SAVINGS BANK
P. O. Box 205
Waterloo, IA 50704-0205

SEND TAX BILLS:
~~New Owner~~
MOARTGAGEE

MAP-PARCEL:
Map and Parcel 98-1-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Tad A. Duet and wife, Deborah A. Duet,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aaron L. Johnson and Elana R. Joseph, as joint tenants with right of survivorship,** 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. 91 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for said County, to which plat reference is hereby made for a more complete accurate and legal description.
>
> Being the same property conveyed to Tad A. Duet and wife, Deborah A. Duet, by deed from William L. Francis and wife, Danna B. Francis, as of record in Book 9752, page 849, Register's Office for Davidson County, Tennessee.

This is improved property known as 5105 Roxborough Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5302, page 669, easements, covenants and conditions as shown on the plan of record in Plat Book 5200, page 63, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 28 day of April, 2003.

TAD A. DUET

DEBORAH A. DUET attey-in-fact
BY TAD A. DUET, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TAD A. DUET**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of April, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10.26.03

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 28th day of April, 2003, before me personally appeared **TAD A. DUET**, to me known,)or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of **DEBORAH A. DUET**, and who acknowledged that he executed that same as the free act and deed of **DEBORAH A. DUET**.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of April, 2003.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10.26.03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$149,900.00.**

AFFIANT

Subscribed and sworn to before me
this 28th day of April, 2003.

NOTARY PUBLIC

BERRIEN NOTARY PUBLIC

My Commission Expires: 3/25/06