Davidson County DEEDWARR
Recvd: 08/04/03 11:57 2pgs
Fees:13.00 Taxes:490.25

20030804-0110069

Return To:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kenneth N. Johnson, Sr. and Valerie E. Johnson	New Owners	Map 150-11
904 Seasons Court	Same	Parcel 248
Antioch, TN 37013		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Ava Thomas, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kenneth N. Johnson, Sr. and wife, Valerie E. Johnson** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 339, Phase I, on the Plan of Somerset, of record in Plat Book 6900, page 690 and 691, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ava Thomas, by deed of record in Book 11136, page 358, said Register's Office.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved property commonly known as 904 Seasons Court, Antioch, Tennessee 37013.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plat Book 6900, page 690 and 691, said Register's Office for said county.
3. Applicable easements and restrictions of record.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $132,500.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2003.

Notary Public

My Commission Expires: 5-22-04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of July, 2003.

Ava Thomas
By: Vicky McMillen, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of May, 2003, before me personally appeared Vicky McMillen, to me known to be the person who executed the foregoing instrument on behalf of Ava Thomas and who acknowledged that she executed the same as the free act and deed of the said Ava Thomas.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 2003.

Notary Public
My Commission Expires:

ERT JOHN NOTESTINE
DAVIDSON COUNTY, TENNESSEE
ISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE