Davidson County DEEDWARR
Recvd: 12/08/03 08:51 3pgs
Fees:18.00 Taxes:460.65
20031208-0175510

This Instrument Prepared by Steve Lewis
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

STFM-13104

WARRANTY DEED

THIS INDENTURE, made this 13 day of November A.D., 2003, between **JEREMY C. JOHNSON and JOY CANDACE JOHNSON**, of the City of Nashville, State of Tennessee, First Parties, and **LandAmerica OneStop, Inc. Trust, dated May 1, 2003,** of the City of **WAYNE**, State of **PENNSYLVANIA**, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of **TEN & NO/100-----($ 10.00**) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot Number 18 on the Plan of Pebble Trail Villas of record in Plat Book 9700, page 721 and 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which Continental Development & Construct, by Deed dated and recorded Davidson County, Tennessee in Deed Book Volume 20020502-0054166, Page &c., granted and conveyed unto Jeremy C. Johnson and Joy Candace Johnson, husband and wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Shane Pharr (L.S.)

Jeremy C. Johnson (L.S.)
Jeremy C. Johnson

(L.S.)

Joy Candace Johnson (L.S.)
Joy Candace Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JEREMY C. JOHNSON and JOY CANDACE JOHNSON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 13 day of November 2003

Shane Pharr
Notary Public

My Commission expires 3-25-06

SHANE PHARR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LANDAMERICA ONESTOP, INC.
ADDRESS TWO DEVON SQ., 744 W. LANCASTER AVE. WAYNE, PA 19087

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
US Bank Home Mortgage
ADDRESS PO Box 20005 Owensboro, KY 42304

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 124,500.00. Affiant W. Allis.

Subscribed and sworn to before me this 13 day of November 20 03.

Notary Public Shane Pharr

SF All

SHANE PHARR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP MAP 149-10-A, PARCEL 18).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 721 & 722, said Register's Office, including any and all easements, setback lines, restrictios, notes, etc., as may be set forth therein.

3. Declaration of Covenants Conditions and Restrictions for Ridgetop on Rader Ridge (formerly known as Pebble Trail Villas), of record in Book 11084, page 589, said Register's Office.