RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/11/03 14:43 2pgs
Fees:13.00 Taxes:307.10
20031211-0178025

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Claude Johnson and Diana Johnson	New Owner	Map 49-16-1
1318 Rock Creek Trace		Parcel 58
Whites Creek, TN 37189		

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, **Bobby J. Brooks and wife, Angela Michelle Brooks** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Claude Johnson and wife, Diana 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. 30 on the Plan of Willow Trace Subdivision, Phase Two, as of record in Plat Book 7900, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to Bobby J. Brooks by deed of record in Book 10408, page 704, said Register's Office for Davidson County, Tennessee.

Angela Michelle Brooks joins in this conveyance to convey any interest she may have as wife of Bobby J. Brooks.

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. Plan of record in Plat Book 7900, page 46, said Register's Office.
3. Restrictions of record in Book 7777, page 162 and Book 7777, page 180 and Book 8023, page 692, said Register's Office.

This is improved property commonly known as 1318 Rock Creek Trace, Whites Creek, Tennessee 37189.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $83,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires:

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

And Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 5th day of December, 2003.

Bobby J. Brooks

Angela Michelle Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bobby J. Brooks and wife, Angela Michelle Brooks with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of December, 2003.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: