File #200450056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4755 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell Johnson and Kim Johnson husband and wife	Primary Residential Mortgage, Inc.	Map: 63-16-A
(NAME) 637 Granwood Blvd.	(NAME) 208 A. McGavock Pike	Parcel: 35
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **MATTHEW H. MILLER AND WIFE, MARIE M. MILLER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **WENDELL JOHNSON AND KIM JOHNSON HUSBAND AND WIFE**, 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 all of Lot No. 181, on the Plan of Hampton Park, (formerly known as Chitwood Downs, a Planned Unit Development) as shown by plat appearing of record in Plat Book 6900, Pages 550, 551 and 552, and amended in Book 7462, Page 445, Book 8110, Page 401 and in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Matthew H. Miller and wife, Marie M. Miller by Warranty Deed dated September 20, 1999 of record in Book 11682, Page 905, Register's Office for Davidson County, Tennessee.

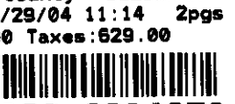
This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852 and amended in Book 7451, Page 739 and in Book 8336, Page 393; Charter of Hampton Park Homeowners' Association of record in Book 8517, Page 762 and amended in Book 8833, Page 216; Charter of Chitwood Downs Homeowners' Association of record in Book 7431, Page 204; Easement of record in Book 2247, Page 75, Book 8007, Page 235 and in Book 8657, Page 179; Deeds as to Open Space and Flood Plain of record in Book 8207, Page 276 and in Book 8951, Page 797; Ingress and Egress Easement of record in Book 8739, Page 991; Easements to C. Hooper Development Co. of record in Book 7460, Page 930 and in Book 7489, Page 515; Boundary Survey of record in Book 6900, Page 405, any and all matters shown on plat of record in Plat Book 6900, Pages 550, 551 and 552 and amended in Book 7462, Page 445, Book 8110, Page 401 and in Book 8181, Page 112 ; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 637 Granwood Blvd., Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 03/29/04 11:14 2pgs
Fees:13.00 Taxes:629.00



20040329-0034873

Witness our hands this 26th day of March, 2004.

Matthew H. Miller

Marie M. Miller

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Matthew H. Miller and wife, Marie M. Miller who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W.Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076