WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/04 16:03 2pgs
Fees:13.00 Taxes:354.26

20040628-0076703

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,745.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Johnson (NAME)	Decision One Mortgage Company (NAME)	MAP 63-16B
1648 Aaronwood Drive (ADDRESS)	6060 J.A.Jones Drive, Suite 100 (ADDRESS)	PARCEL 24
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28287 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles H. Dunn and James E. Dunn and Lydia L. Schultz and Catherine Dunn Carreer, all as Devisees under the Will of Elizabeth P. Daugherty, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher W. Johnson

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. 24 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Page 550, 551, 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth P. Daugherty, unmarried by Deed from William D. Watts and wife, Peggy E. Watts, and Paul Watts of record in Book 10284, Page 626, Register's Office for Davidson County, Tennessee. The said Elizabeth P. Daugherty having since died. By Last Will and Testament of the said Elizabeth P. Daugherty, a certified copy of which is being recorded simultaneously* herewith, said Estate was devised to James E. Dunn, Charles H. Dunn, Lydia L. Schultz and Catherine Dunn Carreer. *20040628-0076700

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT BOOK 6900, PAGE 550 ET SEQ. AND BY CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 7351, PAGE 852; BOOK 7451, PAGE 739 AND BOOK 8181, PAGE 112, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1648 Aaronwood Drive, 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 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 hand s this 25th day of June, 2004

Charles H. Dunn

Lydia L. Schultz By (James E. Dunn) Attorney-in-Fact POA

James E. Dunn

Catherine Dunn Carreer By Charles H. Dunn Attorney-in-Fact POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Dunn and James H. Dunn, Lydia L. Schultz, and ~~Catherine Dunn Carreer~~

the bargainor s, 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 Madison, Tennessee, this 25th day of June, 2004.

Commission expires March 25, 2006

Notary Public

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 25th day of June, 2004, before me personally appeared Charles H. Dunn, to me known to be the person who executed the foregoing instrument on behalf of Catherine Dunn Carreer, and acknowledged that he executed the same as the free act and deed of the said Catherine Dunn Carreer.

Witness my hand and official seal at Madison, Tennessee, this the 25th day of June, 2004.

My commission expires: 3/25/2006

Notary Public

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 25th day of June, 2004, before me personally appeared James H. Dunn, to me known to be the person who executed the foregoing instrument on behalf of Lydia L. Schultz, and acknowledged that he executed the same as the free act and deed of the said Lydia L. Schultz.

Witness my hand and official seal at Madison, Tennessee, this the 25th day of June, 2004.

My commission expires: 3/25/2006

Notary Public

DANIEL L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006