THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22794-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2004. Notary Public

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires

My Commission Expires JUNE 8, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tracy A. Johnson 856 Clematis Drive Nashville, TN 37205	Same address	Map No.102.14-0 Parcel No. 046.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent L. Adkins and wife, Darienne A. Adkins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy A. Johnson, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 856 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2004.

Kent L. Adkins

Darienne A. Adkins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kent L. Adkins and wife, Darienne A. Adkins**, 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, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires:

HAROLD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Return To:
CONSUMER TRUST TITLE & ESCROW LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 07/09/04 12:40 2pgs
Fees:13.00 Taxes:636.40

20040709-0081881

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Crest Meade Section II, as of record in Plat Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kent L. Adkins and wife, Darienne A. Adkins by deed dated April 8, 1999 from Peggy Fitzgerald Standifer and Ann Fitzgerald Eppes, Devisees under the Last Will and Testament of Mildred Allen Horner, and Peggy Fitzgerald Standifer, Executrix of the Estate of Mildred Allen Horner, Register's Office for Davidson County, Tennessee. RECORDED IN BOOK 11434, PAGE 954, SAID REGISTER'S OFFICE.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Easements of record in Book 4450, page 693; and
3. All matters appearing on the Plan of record in Book 2331, pages 151 and 152, Register's Office for Davidson County, Tennessee.