LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 08/02/04 12:01 2pgs
Fees:13.00 Taxes:584.60

20040802-0092133

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$158,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF **JULY, 2004.**

8-2-04

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID ALAN JOHNSTONE, ET UX	American Mortgage Network	**75-12 B- 008 CO**
(NAME) **900 WAYNEWOOD LANE**	(NAME) C/O Customer Service P.O. Box 85302	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS) San Diego CA 92186-5302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, BRIAN N. HAGMAN AND WIFE, ANNE B. HAGMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ALAN JOHNSTONE AND WIFE, KRISTINE L. JOHNSTONE,** 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. 64 on the plan of Phase One and a portion of Phase Two, Section One, Brookside Woods, a Planned Unit Development of record in Plat Book 9700, page 397, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian N. Hagman and wife, Anne B. Hagman by deed from Hugh W. Entrekin, Trustee of record as Instrument Number 20021003-0120751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 9700, page 397, Declaration of covenants, conditions and restrictions of record in Book 10444, page 213, Book 11103, page 156, Book 11453, page 900, Easements of record in Book 11256, page 436, Book 11497, page 577 and Book 5609, page 627, Deed for Common Areas of record in Book 11450, page 112, Charter of record in Book 10451, page 506, Surveyor's Certificate of Correction in Book 11346, page 459, By-Laws of record in Book 10444, page 230, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **900 WAYNEWOOD LANE, HERMITAGE, TN 37076**
(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 assigns forever; and we do covenant with the said GRANTEES that we am 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 hands this 28 day of July, 2004.

x _____
BRIAN N. HAGMAN

x _____
ANNE B. HAGMAN

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 **BRIAN N. HAGMAN AND WIFE ANNE B. HAGMAN,** 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 Nashville, Tennessee this 28 day of July, 2004.

My commission expires: **September 22, 2007**

_____
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.