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. 23396-09-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $74,347.00. x _____ Affiant Subscribed and sworn to before me this 30th day of September, 2004. _____ Notary Public My Commission Expires: My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Wesley Johnson 4817 Terragon Trails Antioch, TN 37013	**Send Tax Bills To:** Countrywide Home Loans 3011 Armory Drive, #120 Nashville, TN 37204	**Tax Information:** Map No.148.08-0 Parcel No. 193.00

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, **Mirjam Brady, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley 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 4817 Terragon Trails, Antioch, Tennessee 37013

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 30th day of September, 2004.

x _____
Mirjam Brady

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mirjam Brady**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2004.

_____
Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 10/05/04 14:48 2pgs
Fees:13.00 Taxes:275.08

20041005-0119949

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Eight, Terragon Trails as of record in Plat Book 5200, page 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mirjam Brady, unmarried, by deed dated April 20, 1998 from John B. Livingston, unmarried, of record in Book 10894, page 650, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes, prorated and assumed by the Grantee;
2. Restrictive covenants contained in an instrument of record in Book 5273, page 656;
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6530, page 725; and
4. All matters appearing on the Plan of record as Book 5200, page 41, Register's Office for Davidson County, Tennessee.