Davidson County DEEDWARR
Recvd: 11/03/04 12:26 2pgs
Fees:13.00 Taxes:684.50

20041103-0132436

D-0449

WARRANTY DEED

ELAINE EVERSMEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Irene S. Johnson	Wells Fargo Bank, N.A.	Map 181
6612 Broken Bow Drive	2801 John Hawkins Parkway	Group 3-O-A
Antioch, TN 37013	Birmingham, AL 35244	Parcel 22CO

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

Scott A. Mullendore and wife, Teresa B. Mullendore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Irene S. 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:

BEING Lot No. 22, on the Plan of Section One, Indian Creek Estates, of record in Plat Book 9700, Pages 556 and 557, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Mullendore and wife, Teresa B. Mullendore, by deed from Eugene A. Collins, of record in Book 11133, Page 602, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 10752, Page 553; Book 11708, Page 575; Instrument 200007270074152; Instrument 20030509-0062505; Book 11033, Page 509; Instrument 200007270074153, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 9700, Pages 556 and 557, said Register's Office; (3) All matters appearing on the PUD Boundary Plat of record in Plat Book 9700, Page 391, said Register's Office; (4) Cemetery Easement of record in Book 6549, Page 403, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6612 Broken Bow Drive, Antioch, TN 37013

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 hands this 27th day of October, 2004.

Scott A. Mullendore

Teresa B. Mullendore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott A. Mullendore and wife, Teresa B. Mullendore, 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 Brentwood, Tennessee, this 27th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

