Davidson County DEEDWARR
Recvd: 11/03/04 13:51 2pgs
Fees:13.00 Taxes:384.43

20041103-0132572

NOTARY PUBLIC AT LARGE
SUSAN FREELSLEY NEWTON
DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00
x David A Johns
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2004.
Susan Freelsley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. & Kimberly D. Johns 3814 Bonnacreek Drive Hermitage, TN 37076	Decision One Mortgage 6060 JA Jones Dr Charlotte, NC 28210	Map 74.16 Parcel 131

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,

John Paul Davis and wife, Deborah F. Davis
by and through James Curtis Hall Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David A. Johns and wife, Kimberly D. Johns

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. 346 ON THE PLAN OF HERMITAGE HILLS, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 80 FEET ON THE NORTHERLY MARGIN OF BONNACREEK DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES MEASURING 150 FEET TO A DEAD LINE IN THE REAR MEASURING 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN PAUL DAVIS BY DEED FROM UNION PLANTERS BANK, NATIONAL ASSOCIATION, DATED APRIL 27, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040511-0053757, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DEBORAH F. DAVIS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 97, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3097, Page 413, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3814 Bonnacreek Drive, 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 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 29th day of October, 2004.

John Paul Davis by James Curtis Hall Attorney-in-Fact
by James Curtis Hall attorney in fact

Deborah F. Davis by James Curtis Hall Attorney-in-Fact
James Curtis Hall attorney in fact

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 James Curtis Hall, Attorney-in-Fact for John Paul Davis and wife, Deborah F. Davis, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf John Paul Davis and wife, Deborah F. Davis for the purposes therein contained.

WITNESS my hand and official seal this 29th day of October, 2004

NOTARY PUBLIC

My Commission Expires: 11-26-2005

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076