Davidson County DEEDWARR
Recvd: 11/15/04 10:44 2pgs
Fees:13.00 Taxes:451.40
20041115-0136672

THIS INSTRUMENT PREPARED BY:
Equity Title & Trust, Inc.
2592 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Kevin N. Johnson
4768 Cascade Drive
Old Hickory, Tennessee 37138-4112

MORTGAGEE:
America's Wholesale Lender
P.O. Box 10212
Van Nuys, California 91410

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map: 064-12
Parcel: 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Steve M. Grubbs and wife, Julie O. Grubbs,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin N. Johnson and wife, Laura 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:

> Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Sherwood Forest, Section Four, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee
>
> Said Lot No. 278 fronts 88.04 feet on the westerly side and runs back 211.21 feet on the northerly line and 214.25 feet on the southerly line to a rear line on which it measures 82.53 feet.
>
> Being the same property conveyed to Steve M. Grubbs and wife Julie O. Grubbs, by Warranty Deed form Arthur D. Snyder and wife, Willvene H. Snyder, dated August 11, 1989, of the record in Book 7913, Page 976, Register's Office for Davidson County.

This is improved property known as 4768 Cascade Drive, Old Hickory, Tennessee 37138-4112.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4460, page 182, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 22nd day of October, 2004.

Steve M. Grubbs
STEVE M. GRUBBS

Julie O. Grubbs
JULIE O. GRUBBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within names Steve M. Grubbs and wife, Julie O. Grubbs, the barginors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of October, 2004.

Stacey Johns
NOTARY PUBLIC

STACEY JOHNS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 2/12/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is **$122,000.00.**

AFFIANT

Subscribed and sworn to before me this 22nd day of October, 2004.

Stacey Johns
NOTARY PUBLIC

STACEY JOHNS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 2/12/06