This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**Watauga Title Company, Inc.**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/22/04 12:36 2pgs
Fees:13.00 Taxes:312.65
20041122-0139751

ADDRESS NEW OWNER:
**Jennifer Johnson**
**5791 Brentwood Trace**
**Brentwood, Tennessee 37027**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**Ameritrust Mortgage Company, LLC**
**14045 Ballantyne Corporate Place, Suite 200**
**Charlotte, NC 28227**

MAP **160-14**
GROUP **B**
PARCEL **91**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Angela Barnes, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jennifer Johnson, unmarried**, hereinafter called the "GRANTEE", her 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 a certain condominium apartment, being Unit No. 5791 on the 2nd Revision of the plan of Brentwood Trace Condominiums, of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Mary Angela Barnes, unmarried by deed from Joseph L. Martin and wife, Patricia A. Martin of record in Book 10271, page 305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5791 Brentwood Trace, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 my hand this the 19th day of November, 2004.

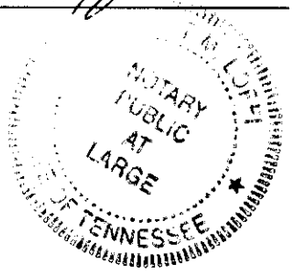
Mary Angela Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Angela Barnes, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of November, 2004.

Robert M. Loffi
NOTARY PUBLIC




My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $84,500.00.

Jennifer Johnson
AFFIANT

Subscribed and sworn to before me on this 19th day
of November, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

