FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(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:
Jeffery W. Johnson	Countrywide Home Loans, Inc.	Map 150
3008 Chelsea Way	4500 Park Granada	Group 3
Antioch, TN 37013-2512	Calabasas, CA 91302-1613	Parcel 413

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

Donald L. Brooks and wife, Wanda J. Brooks, f/k/a Wanda Chaudier

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

Jeffery W. Johnson, unmarried

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. 105B on the Plan of Zone Lot Division of Lots 105, Chelsea of Priest Lake, Section Two-A, and Lot 104, Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 977, amending Plat Book 6250, Page 423, said Register's Office.

Said Lot 105B fronts 46.07 feet on the southerly margin of Chelsea Way and extends back 112.49 feet on the westerly line and 96.90 feet on the easterly line to a dead line in the rear, measuring 69.42 feet thereon.

Being the same property conveyed to Donald L. Brooks and Wanda Chaudier, as joint tenants with rights of survivorship, by deed from Donna L. Blakley, unmarried, Clegg W. Blakley and wife, Billie Blakley, of record in Book 7585, Page 377, said Register's Office, dated June 24, 1988.

This conveyance is made 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 6250, Page 977, amending Plat Book 6250, Page 423, 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 3008 Chelsea Way, Antioch, TN 37013-2512

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 29th day of November, 2004.

Donald L. Brooks

Wanda Brooks

Wanda Brooks

Davidson County DEEDWARR
Recvd: 12/01/04 10:45 2pgs
Fees:13.00 Taxes:303.40

20041201-0142856

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 Donald L. Brooks and Wanda Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.