This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040648

Davidson County DEEDWARR
Recvd: 12/28/04 15:22 2pgs
Fees:13.00 Taxes:440.30
20041228-0153231

Send Tax Bills To:
Coldwell Banker Mortgage
3000 Leadenhall Rd
Mt. Laurel, NJ 08054

New Owner is:
Thomas B. Cantwell
4852 Everest Drive
Old Hickory, TN 37138

MAP: 65-09
PARCEL: 43.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David L. Johnson and wife, M. Violet Johnson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas B. Cantwell and wife, Brenda L. Cantwell**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Sherwood Forest, Section III, which is of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to David L. Johnson and wife, M. Violet Johnson by Deed from Mary O. Marlin, an unmarried person dated January 26, 1990, recorded January 30, 1990, in Book 8034, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of December, 2004.

GRANTOR:

By M. Violet Johnson POA
David L. Johnson

David L. Johnson by M. Violet Johnson as Attorney-in-Fact

M. Violet Johnson

M. Violet Johnson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **M. Violet Johnson**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of David L. Johnson and who acknowledged that he executed the same as free act and deed of the said David L. Johnson and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said David L. Johnson, and appearing of record in Inst# 20041228-0153230, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 10th day of December, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Marisa Baker
Affiant

SWORN TO and subscribed before me this 10th day of December, 2004.

WILLIAMSON COUNTY, TN SHELBY V. STREET NOTARY PUBLIC AT LARGE

Shelby V. Street
NOTARY PUBLIC
My commission expires: 11-13-07