PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 46090

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/21/05 10:52 3 pgs
Fees:18.00 Taxes:832.50
20050121-0007930

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Billy M. Johnson Yvonne B. Johnson 7517 Oakhaven Trace Nashville, Tennessee 37209	Countrywide Home Loans 2021 N. Gallatin Rd. Ste. 280 Madison, TN 37115

TAX MAP-PARCEL NUMBERS: 114-07-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas A. Romer and spouse, Christina M. Romer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy M. Johnson and spouse, Yvonne B. Johnson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Oakhaven Subdivision Section 2 of record in Book 9700, page 365, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas A. Romer and wife, Christina M. Romer by deed from Joda D. Holt and wife, Adrione Jackson-Holt of record in Doc. No. 20020524-0063239, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 365, said Register's Office, which Plan shows a 30 foot minimum building setback line from Oakhaven Trace together with a designated building site, and 15 foot easement for public utility and drainage purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 10353, page 676, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Christina M. Romer by Thomas A. Romer as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7517 Oakhaven Trace, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2005 .

Thomas A. Romer

Christina M. Romer By: Thomas A. Romer, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 18th day of January, 2005 , before me the undersigned authority, personally appeared **Thomas A. Romer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00

Affiant

Sworn and subscribed before me this 18th day of January, 2005

My Commission Expires: 7/29/07

Notary Public

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 , **Thomas A. Romer** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christina M. Romer** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Thomas A. Romer and spouse, Christina M. Romer

TO: Billy M. Johnson and spouse, Yvonne B. Johnson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Thomas A. Romer, Affiant

Sworn to and subscribed before me this

18th day of January, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007