Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/31/05 07:40 2 pgs
Fees:13.00 Taxes:703.00
20050131-0010698

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 28 day of January 2005.

Notary Public
My commission expires: 4/2/07

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Minnie S. Johnson	Countrywide Home Loans	147-15-200
496 Whispering Hills Dr.	3011 Armory Dr Suite 120	
Nashville TN 37211	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged T. H. Koger and wife Delzie Koger hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Minnie S. Johnson and Sharon D. Johnson as Joint tenants w/ right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nol. 149 on the Plan of Whispering Hills Subdivision Section I of record in Book 2331 page 82, 83 and 84 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T. H. Koger, an unmarried person by deed from Bessie I Rench of record in Instrument No. 20010716-0075282 Register's Office for Davdison County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Whispering Hills Subdivision, Section 1 of record in Book 2331 Page 82,83 and 84, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 2481 page 499

This property is improved property known as 496 Whispering Hills Dr., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 28th day of January, 2005.

T. H. Koger
T. H. Koger

Delzie Koger
Delzie Koger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. H. Koger and Delzie Koger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of January, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: 1009

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE