Davidson County DEEDWARR
Recvd: 02/15/05 11:25 2 pgs
Fees:13.00 Taxes:1021.20
20050215-0017103

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2005.

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

Notary Public
My commission expires:

02-0502-43697

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William E. Hedden	New Owner	155-16-0-A-287.00CO
704 Trace Glen Court		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Troy K. Johnson and wife, Denise A. Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William E. Hedden and wife, Rhonda K. Hedden, hereinafter called the Grantees, their successors 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 Lot No. 240 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Troy K. Johnson and wife, Denise A. Johnson by deed dated 11/24/99 of record in Book 11768, Page 200, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Trace Glen Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of February, 2005.

Troy K. Johnson by Jerry Lee Turney, attorney in fact
Troy K. Johnson by Jerry Lee Turney,
Attorney in Fact

Denise A. Johnson by Jerry Lee Turney, attorney in fact
Denise A. Johnson by Jerry Lee Turney,
Attorney in Fact

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 Jerry Lee Turney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Troy K. Johnson and Denise A. Johnson and that he is authorized by Troy A. Johnson and Denise A. Johnson to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 11th day of February, 2005.

Notary Public
State of Tennessee at Large

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

My Commission expires: 9/4/05