Davidson County DEEDWARR
Recvd: 03/22/05 08:03 2 pgs
Fees:13.00 Taxes:347.80

20050322-0030855

WARRANTY DEED

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 94,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00603

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Adonay Giron	Lehman Brothers Bank	MAP:086-16
~~4412-4414 Gina Brooke Drive~~ 3939 Keeley Dr	400 Professional Drive, Ste 500	Parcel:59.00
~~Hermitage, TN 37076~~ Nashville TN 37211	Gaithersburg, MD 20879	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BILLY R. JOHNSON AND WIFE, NELL B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ADONAY GIRON AND ESMERALDA MEJICANOS, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4412-4414 Gina Brooke Drive, Hermitage, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 10th day of March, 2005.

Billy R. Johnson

Nell B. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BILLY R. JOHNSON AND NELL B. JOHNSON, 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 10th day of March, 2005.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 148, GINA BROOKE Subdivision, as shown on plat of record in Plat Book 5800, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Billy R. Johnson and Nell B. Johnson being all of the surviving members of B & N Properties, LLC to Billy R. Johnson and wife, Nell B. Johnson as recorded on the 22nd day of November, 2000, in Instrument No. 20001122-0115586 and Quitclaim Deed from Aaron Adams, Trustee to B & N Properties, LLC as recorded on the 14th day of March, 1997 in Book 10379, Page 625, and Warranty Deed from J. L. Ford and wife, Mary G. Ford to Billy R. Johnson and wife, Nell Johnson as recorded on the 5th day of July, 1983, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.