Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2005.

Notary Public:

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ryan Longnecker	New Owner	Map 172
1825 Champions Drive		Group 08-0-B
Nashville, TN 37211		Parcel 047.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Darrin Johnson and wife, Bobbi Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ryan Longnecker

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 47, on the Plan of Bridle Downs, Phase Two, a Planned Unit Development, of record in Book 7900, Page 241, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Darrin Johnson and Bobbi Johnson, husband and wife, by deed from Ruth I. Uniejewski, of record in Instrument 20020214-0019789, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7448, Page 772; Book 8814, Page 631; Book 9818, Page 68; Book 9873, Page 497; and Book 8814, Page 639, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 241, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1825 Champions Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26 day of March, 2005.

Darrin Johnson

Bobbi Johnson

Davidson County DEEDWARR
Recvd: 04/12/05 15:12 2 pgs
Fees:13.00 Taxes:647.50

20050412-0040582

STATE OF ILLINOIS
COUNTY OF VERMILION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrin Johnson and Bobbi Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2005.

My Commission Expires: 1/4/06

Janna S. Goodrum
Notary Public

"OFFICIAL SEAL"
JANNA S. GOODRUM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/04/06