Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 04/15/05 10:26 2 pgs Fees:13.00 Taxes:2035.00 20050415-0042069	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $550,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of April, 2005. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows: Roger G. Sisson 205 Kensington Park Nashville, TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. 201 Fourth Ave. N, 7th Fl. Nashville, TN 37219	Map-Parcel Number: 117-13-0 B 121.00CO 7DA 91472

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. H. JOHNSON AND HUSBAND, SAMUEL L. JOHNSON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROGER G. SISSON, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Abbottsford, Phase One, a planned unit development, of record in Book 6250, pages 419, 421 and 422, Register's Office for said county, as amended at Book 6638, page 371; Book 6749, page 189; 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. H. Johnson by deed from M. Michael Nixon and wife, Lisa Kennedy Nixon, of record in Book 8964, page 524, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Samuel L. Johnson joins in the execution for the limited purpose of conveying any interest he may have in said land by reason of marital status.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Restrictive Covenants and Reciprocal Easements, of record in Book 6478, page 177, and amended at Book 6530, page 242, and further of record in Book 6478, page 177, as amended at Book 6530, page 242, and further of record in Book 6537, page 303; Book 6787, page 197; Book 8106, page 1; Book 10458, page 810, and as Instrument No. 20010300030930 and Instrument No. 20010511130049648, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6250, pages 419, 421 and 422, Register's Office for said county, as amended at Book 6638, page 371; Book 6749, page 189; 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 205 Kensington Park, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 12th day of April, 2005.

L. H. Johnson

Samuel L. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **L. H. JOHNSON AND SAMUEL L. JOHNSON**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2005.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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