THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood. TN 37027

Davidson County DEEDWARR
Recvd: 04/25/05 13:48 2 pgs
Fees:13.00 Taxes:499.13
20050425-0045722

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Joyce Ann Johnson 828 Dover Glen Drive Antioch, TN 37013	NEW OWNER	149-07-0C-056.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $134,900.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2005.

Notary Public
My Commission Expires: _____

LYNN GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Greenvale Construction, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Joyce Ann Johnson** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 56 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040309-0026802 and Instrument No. 20040616-0071117 Register's Office for said County to which reference is hereby made for a more complete description.

Being a portion or the property conveyed to Greenvale Construction, LLC from Chelsea Village, LLC by Deed dated 10-29 and filed in Instrument No. 20041109-0134854 Register's Office for Davidson County, Tennessee. Said Property having been a portion of the Property conveyed to Chelsea Village, LLC by Deed dated 07/15/02 and filed for record in Instrument No. 20020729-0090514 said Register's Office.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20040309-0026802,and 20040616-0071117 Register's Office for Davidson. PUD Boundary Plat of record in Instrument No. 20030203-0014146 said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20030226-0025748 said Register's Office. Restrictive covenants recorded in Instrument No. 20040930-0117682, Register's Office for Davidson County.

THIS IS **improved** PROPERTY KNOWN AS 828 Dover Glen Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 20th day of April, 2005

Greenvale Construction, LLC

BY: _____
Authorized Agent

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STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Gratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Authorized Agent of Greenvale Construction, LLC the within named bargainor, and that as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Authorized Agent

Witness my hand and seal, at office in Tennessee, this the 20th day of April, 2005

_____
NOTARY PUBLIC

My Commission Expires:_____

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007