This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050224

Davidson County DEEDWARR
Recvd: 05/19/05 14:10 2 pgs
Fees:13.00 Taxes:488.40
20050519-0056747

**Send Tax Bills To:**
SAME

**New Owner is:**
Lamar and Lavonda Johnson
3429 Harbor Hill Place
Nashville, TN 37214

MAP: 108-12-O-B
PARCEL: 229.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thomas G. Huff and wife, Susan D. Huff**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lamar J. Johnson and Lavonda S. Johnson, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 24 on the Plan of Final Plat, Section Two, Harborview Final Phase, of record in Plat Book 9700, page 708, 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 Thomas G. Huff and wife, Susan D. Huff from Precision Homes, Inc. by Warranty Deed dated August 23, 2002 and recorded August 26, 2002 in Instrument No. 200208260103197, Register's Office for Davidson County.

This conveyance is subject to the following:

Easements and/or setback lines of record in Plat Book 9700, page 708, said Register's Office.

Restrictive covenants of record in Book 10125, page 494; Book 10344, page 233; Book 10386, page 334; Book 10316, page 891; and Inst. No. 199912150303474, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TH SH Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of May, 2005.

GRANTOR:

**Thomas G. Huff**

**Susan D. Huff**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas G. Huff and wife, Susan D. Huff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11 day of May, 2005.

Notary Public

My Commission Expires:_____

CYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

**SWORN TO** and subscribed before me this 11 day of May, 2005

NOTARY PUBLIC

My commission expires:

_____

CYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006