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Davidson County DEEDWARR
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Fees:13.00 Taxes:528.73
20050628-0074307

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,900.00

Affiant

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this 24 day of June, 2005.

Notary Public
My commission expires: 11-27-2006

15-0506-150324

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Johnson, Jr. 1697 Aaronwood Dr. Old Hickory TN 37138	Fifth Third Mortgage P.O. Box 11060 Orange, CA 92856	063-16-0A 075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy L. Thomas and wife, Catherine A. Thomas**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles Johnson, Jr., unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 114, Hampton Park, of record in Plat Book 6900, page 405; amended in Plat Book 6900, page 550-552; corrected in Plat Book 7462, page 445; surveyor's certificate of correction in Book 8110, page 401 and amended in Book 8181, page 112, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tracy L. Thomas and wife, Catherine A. Thomas by deed from FoxRidge Homes, Inc., dated 7-27-92, of record in Book 8688, Page 731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1697 Aaronwood Dr., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 24 day of June, 2005.

Tracy L. Thomas

Catherine A. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tracy L. Thomas and Catherine A. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 24 day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

