Davidson County DEEDWARR
Recvd: 07/18/05 12:15 2 pgs
Fees:13.00 Taxes:1036.00

20050718-0083106

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William John Glover Johnson	**New Owner**	**Map 141-14-A, Parcel 001.00-CO**
7617 River Fork Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eugene D. Avera and wife, Wendy D. Avera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William John Glover Johnson, with a 90% interest and Claire Jenkins Johnson, with a 10% interest, joint tenants with rights of survivorship

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:

Land in Davidson County, TN, being Lot No. 1 on the Revised Plan of Hanover Park of Sheffield of record in Plat Book 9700, Page 154-156, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendy D. Avera and husband, Eugene D. Avera by deed from Beazer Homes, Inc., dba Phillips Builders, Inc. of record in Book 11003, Page 41, said Register's Office.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **7617 River Fork Drive, Nashville, TN 37221**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 15th day of July, 2005.

Eugene D. Avera by

Eugene D. Avera
By: Douglas W. Daniel
His Attorney-In-Fact

Wendy D. Avera
by Douglas W. Daniel atty-in-f. A

Wendy D. Avera
By: Douglas W. Daniel
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Douglas W. Daniel with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Eugene D. Avera and wife, Wendy D. Avera, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Eugene D.Avera and wife, Wendy D. Avera the within named bargainor(s) by the said Douglas W. Daniel as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of July, 2005.

E. Mannix
NOTARY PUBLIC

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY