After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/20/05 09:03 3 pg
Fees:18.00 Taxes:273.80

20050720-0084178

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of July, 2005, by and between PEGGY BROOKS, UNMARRIED, hereinafter called Grantor, and DEBRA J. JOHNSON, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PEGGY BROOKS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto DEBRA J. JOHNSON, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 240 CEDARWOOD LANE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Peggy Brooks

PEGGY BROOKS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PEGGY BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 18th day of **July, 2005.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

DEBRA J. JOHNSON
240 CEDARWOOD LANE
MADISON, TENNESSEE 37115

Property Address:

240 CEDARWOOD LANE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

GMAC MORTGAGE
1801 WEST END AVENUE, SUITE 100
NASHVILLE, TENNESSEE 37203

Map & Parcel #: MAP 043-02-0A, PARCEL 240.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Todd Myers
Affiant

Sworn to and subscribed before me, a Notary Public, this 18th day of **July, 2005.**

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

RETURN TO:

CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TENNESSEE 37072-2027

EXHIBIT 'A'

Being Unit No. 240, Building W, on the Revised Plan of Cedarwood Courtyard Homes, Phase 2, as of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Peggy Brooks, by Warranty Deed from Donald L. Cook and wife, Mary L. Cook, of record in Book 10733, page 260, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 043-02-0A, PARCEL 240.00CO).

2. All matters as set forth on the Plan of the Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes of record in Plat Book 5200, page 590, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. By-laws of Cedarwood Homes Homeowner's Association, Inc. of record in Book 5307, page 231, said Register's Office.

5. Articles of Incorporation of Cedarwood Courtyard Homes Homeowner's Association, Inc., of record in Book 5307, Page 226, said Register's Office.

6. Covenants, Conditions and Restrictions of record in Book 5302, Page 546, said Register's Office.