This space for Register's Office:

Davidson County DEEDWARR
Recvd: 08/23/05 16:17 2 pgs
Fees:13.00 Taxes:833.39
20050823-0100612

Prepared/return to:
American Title Company, Inc.
925 Industrial Dr.
Old Hickory TN 37138 file# 05-1391

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Joseph & LaDonya C.Johnson
3928 Lakeridge Run
Hermitage, TN 37214

SEND TAX BILLS TO:
New Owner

Map # 109-01-0A 044.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Jonathan Young, unmarried man hereinafter called the **Grantor**, do hereby convey unto Joseph Johnson and wife LaDonya C. Johnson hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson, State of Tennessee, and legally described as:

Being Lot No. 52 on the Plan of Phase Two Lakeridge of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathon Young, unmarried on August 28, 2003 by Warranty Deed of record in Instrument No. 20030902-0126761, said Register's Office; said deed incorrectly referenced property as being in Phase Three, however, in derivation, the prior deed was re-recorded to correctly reference Phase Two of the subdivision. Jonathon Young then conveyed to Jonathan Young by Quitclaim Deed of record in Instrument No. 20040226-0021847, said Register's Office.

Property taxes for 2005 have been prorated between the Grantee and Grantor herein and shall be the sole responsibility and liability of the Grantee.

This instrument is being executed pursuant to Power of Attorney from Jonathan Young to Stephanie Rust being recorded simultaneously herewith in Instrument No. * _____, Register's Office for said County. * 20050823 0100611

Property known as: 3928 Lake Ridge Run, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of August, 2005.

Jonathan Young by Stephanie Rust as Attorney in fact

Jonathan Young by Stephanie Rust as Attorney in fact

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons who executed the foregoing instrument on behalf of Jonathan Young by virtue of a Power of Attorney granted her , and acknowledged that he/she executed the same as the free act and deed of Jonathan Young through said Power of Attorney.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of August 2005.

Pamela B. Matheney

Notary Public in and for the
State of Tennessee
NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNSEESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,240.00

Affiant

Sworn and subscribed before me on 8/15/2005

Pamela B. Matheney

Notary Public

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNSEESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE