WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 08:24 2 pgs
Fees:13.00 Taxes:1184.00

20050913-0109607

State of Tennessee
County of Davidson

Box 14-A
File No. 19198-4

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2005.

Notary Public

My commission expires: 3/22/09

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert D. Huseby **Christina M. Huseby**	**"New Owners"**	**Map 117-7, Parcel 196.00**
3427 Hopkins Street		
Nashville, TN 37215		

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

James C. Johnson, unmarried

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

Robert D. Huseby and wife, Christina M. Huseby

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, Tennessee, being Lot No. 153B on the Plan of Devincenzi's Subdivision of Lot 153 of the north part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, page 783, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to James C. Johnson by Deed from Diona P. Devincenzi and husband, Gerry Douglas Devincenzi, of record in Instrument No. 19991223-0306914, Register's Office for Davidson County, Tennessee, and further conveyed to James C. Johnson and wife, Jennifer Jewell Johnson by Quitclaim Deed of record in Instrument No. 20001113-0112418; and further conveyed to James C. Johnson by Quitclaim Deed from Jennifer J. Johnson of record in Instrument No. 20021113-0140365, Register's Office for Davidson County, Tennessee.

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

THIS instrument is being executed in behalf of James C. Johnson, pursuant to a Power of Attorney executed by same on the 29th day of August, 2005, of record in Instrument No. 20050913-0109606 **Register's Office for Davidson County, Tennessee.**

This is Improved (X) unimproved (____) property, known as: **3427 Hopkins Street, Nashville, TN 37215**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 **12th** day of **September, 2005.**

James C. Johnson

James C. Johnson
By: James H. Johnson, Attorney-in-fact
James H. Johnson Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named James H. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for James C. Johnson, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said James C. Johnson for the purpose therein contained, by signing the name of James C. Johnson by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, **2005.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/09