WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 90,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 30th day of AUGUST, 2005.

NOTARY PUBLIC
My Commission Expires: 3/24/09

ROBERT H. LEWIS, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/19/05 13:18 2 pgs
Fees:13.00 Taxes:333.00

20050919-0112272

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05080004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Scott J. Johnson, & Diana M. Johnson 1022 Walnut Ct. Goodlettsville, TN. 37072	New Owner	44L-15 / 416.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Scott J. Johnson and wife, Diana M. Johnson, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MICHAEL NEAL HAMILTON,** the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

SCOTT J. JOHNSON and wife, **DIANA M. JOHNSON,** the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 192-A on the Plan of Section "A" on the Plan of E.I. duPont de Nemours and Company's Subdivision of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 192-A fronts 187.8 feet on the easterly side of Riverside Road and extends back 170 feet, more or less, on the northerly line and 133 feet, more or less, on the southerly line, to the property conveyed to the United States of America from Zeke C. Gammel and wife, of record in Book 2155, page 157, said Register's Office, measuring 168 feet, more or less.

Being part of the same property conveyed to John Thomas Hamilton and Michael Neal Hamilton, each owning an undivided one half interest as tenants in common by Quitclaim Deed from Sarah B. Adair, an unmarried person, of record in Instrument No. 20010928-0104985, Register's Office for Davidson County, Tennessee. Being all the same property conveyed to Michael Neal Hamilton by deed from John Thomas Hamilton recorded as Instrument # 20050919-0112271

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am 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. I do further covenant and bind myself, my 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.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

Grantor makes oath and says, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is un-improved property known as: Lot 192-A Riverside Road, Old Hickory, TN. 37138.

Witness my hand this 1st day of September, 2005.

Michael Neal Hamilton

Michael Neal Hamilton

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, Michael N Hamilton, a Notary Public in and for said County and State, the within named Michael Neal Hamilton and the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2005.

NOTARY PUBLIC

My Commission Expires: December 7, 2011

ERICA R. REED
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 7, 2011
ACTING IN COUNTY OF Wayne

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WARRANTY

DEED

From: Michael Neal Hamilton

To: Scott J. Johnson
and wife,
Diana M. Johnson

Property:
Lot 192-A Riverside Road
Old Hickory, TN. 37138

This Instrument was Prepared by:

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