Davidson County DEEDWARR
Recvd: 10/03/05 15:05 2 pgs
Fees:13.00 Taxes:473.60
20051003-0118670

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Janice M. Nelson	Bank of America	Map 64-16-C
912 S. Bexhill Court	6700 Lakeview Center Drive	Parcel 91
Hermitage, TN 37076	Tampa, FL 33619	26b 12372

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Loretta L. McDaniel now known as Loretta L. McDaniel Johnson and husband, Pierre Johnson** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Janice M. Nelson, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Four Wimbley Downs of record in Plat Book 7900, page 456, Register's Office for said County.

Said Lot No. 44 fronts 36.04 feet on the southerly margin of Bexhill Court South and extends back 92.36 feet on the westerly line and 95.00 feet on the easterly line to a dead line in the rear, measuring 46.65 feet thereon.

Being the same property conveyed to Loretta L. McDaniel by Warranty Deed from Beverly D. Brothers, unmarried, of record in Instrument Number 199912300308943, said Register's Office for Davidson County, Tennessee.

Loretta L. McDaniel and Loretta L. McDaniel Johnson are one and the same person.

Pierre Johnson joins in this conveyance to convey any interest he may have, particularly any marital interest.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Plat Book 7900, page 456 and Book 8250, page 6, said Register's Office.
3. By-Laws of record in Book 9522, page 349, said Register's Office.
4. HOA Charter of record in Book 8404, page 718, said Register's Office.

This is improved property commonly known as 912 S. Bexhill Court, Hermitage, TN 37076.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Janice M. Nelson
Affiant

Subscribed and sworn to before me this 23 day of September, 2005.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-19-2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of September, 2005.

Loretta L. McDaniel a/k/a
Loretta L. McDaniel Johnson

Pierre Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Loretta L. McDaniel a/k/a Loretta L. McDaniel Johnson and husband, Pierre Johnson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of September, 2005.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009