Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Anna A. Hoots

L. BRONER McCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1 DAY OF October, 2005.

NOTARY PUBLIC

My Commission expires: 10/23/06

Address of New Owner	Send Tax Bills To:	Tax Information:
Taurus Johnson and Quania Johnson, Husband and Wife 805 Carlisle Court North Nashville, TN 37214	Same	108-04-0-A 033.00

Davidson County DEEDWARR
Recvd: 10/17/05 09:13 2 pgs
Fees:13.00 Taxes:469.90
20051017-0124580

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Anna A. Hoots,** thereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Taurus Johnson and Quania Johnson, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 83 on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, 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 Felix R. Hoots, Sr. and Anna A. Hoots, Husband and Wife, by deed from Frank Batson Homes, Inc., dated 2/28/92 and recorded 3/29/92 at Record Book 8562, page 159, Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Anna A. Hoots upon the death of her husband, Felix R. Hoots Sr., D.O.D. 04/17/1992, by reason of their tenancy by the entirety.

This is improved property generally located:
805 Carlisle Court North, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2005 Taxes have been prorated and have been assumed by and are the responsibility of Grantor.
2. Restrictive covenants recorded in Book 8067, page 792, amended at Book 8150, page 765, and further amended at Book 8495, page 747, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Easement, setbacks and all other matters shown on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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 said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Anna A. Hoots,** has caused this instrument to be executed, this the 7th day of October 2005.

Anna A. Hoots by Patricia Hoots Shaw, Atty-in-Fact

Anna A. Hoots
By: Patricia Hoots Shaw, Atty-in-Fact
Instrument No: _____, RODCT

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Patricia Hoots Shaw**, Attorney-in-fact, acting on behalf of **Anna A. Hoots**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Anna A Hoots**, and who acknowledged that she executed the same as the free act and deed of **Anna A. Hoots**.

SWORN to and subscribed before me
This the 7th day of October 2005.

My commission Expires: 10/27/06

NOTARY PUBLIC

L BRONNER MCCOY CHEATHAM
STATE OF TENNESSEE NOTARY PUBLIC