Davidson County DEEDWARR
Recvd: 11/16/05 08:42 1 pgs
Fees:13.00 Taxes:473.60

20051116-0138321

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
230 West Main Street
Lebanon, TN 37087

WARRANTY DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2005

Notary Public

MY COMMISSION EXPIRES: 5/24/08

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 230 West Main Street Lebanon, TN 37087

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Ashley Bell **794 Fitzpatrick Road** **Nashville, TN 37214**	**SAME**	**96-16-162**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Chad G. Johnson and Michelle A. Johnson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica Ashley Bell

HEREINAFTER CALLED THE GRANTEES, ***His /Her / 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 268, Section Three, Larchwood, of record in Book 5200, Page 540, Register's Office for said County, to which plan reference is hereby made for a more particular description.
Being the same property conveyed to Chad G. Johnson and Michelle A. Johnson by Quitclaim Deed from Chad G. Johnson, a now married man and Michelle A. Thompson n/k/a Michelle Michelle A. Johnson, a now married woman, dated 12/10/2003, recorded 12/22/2003, as of record in Instrument No. 20031222-0181769, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Chad G. Johnson, unmarried and Michelle A. Thompson, unmarried by Warranty Deed from Randy C. Hall and wife, Nelisa C. Hall, dated 05/07/2002, recorded 5/13/2002, as of record in Instrument No. 20020513-0058254, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **794 Fitzpatrick Road, 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(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this 4th day of November, 2005

Chad G. Johnson

Michelle A. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad G. Johnson and Michelle A. Johnson, husband and wife, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2005.

Commission Expires: 5/24/08

Notary Public:

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE