THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Sworn to and subscribed before me this 16 day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

Davidson County DEEDWARR
Recvd: 12/19/05 14:15 2 pgs
Fees:13.00 Taxes:1165.50
20051219-0152061

| ADDRESS - NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| **Wallace E. Johnson, etux.** | Same | Map 142-16B |
| 241 Andover Way | | Parcel 011 C |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ray F. Caldwell and wife, Betty R. Caldwell**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Wallace E. Johnson and wife, Frances L. Johnson,** hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Arlington Green, Phase I, as of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Ray F. Caldwell and wife, Betty R, Caldwell by deed from Jerry R. Rowland and wife, Barbara A. Rowland, of record in Book 8559, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills, and the By-Laws appended thereto, of record in Book 8120, page 402, as amended in Book 8120, page 485, and Book 8180, page 230, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6900, page 399, as amended in Book 7517, page 281, shows an Owner's Certificate, a 40-foot minimum building setback line from Andover Way.

This is improved property known as 241 Andover Way, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 14 day of December, 2005.

**Ray F. Caldwell**

**Betty R. Caldwell**

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, **Ray F. Caldwell and Betty R. Caldwell**, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06