Davidson County DEEDWARR
Recvd: 01/06/06 09:26 2 pgs
Fees:13.00 Taxes:447.70

20060106-0002083

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

P-MSR-05-3941

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Brown	The CIT GROUP/Consumer	
3941 Pepperwood Drive (ADDRESS)	545 Marriott Drive, Suite 610 (NAME) (ADDRESS)	165-13-OA-141.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTT T. JOHNSON AND DEBRA LYNN JOHNSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTHA BROWN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 477 on the Plan of Peppertree Forest P.U.D., Section 10 of record in Plat Book 7900, page 938, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott T. Johnson and Debra Lynn Rutherford by deed from Stephen P. Heim and wife, Dulcie B. Heim, filed for record in Book 10844, page 374, Register's Office for Davidson County, Tennessee, dated March 18, 1998, and filed for record March 19, 1998. The said Debra Lynn Rutherford is now known as Debra Lynn Johnson.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3941 Pepperwood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 29th day of December, 2005.

Scott T. Johnson

Debra Lynn Johnson

STATE OF Tennessee
COUNTY OF Davidson

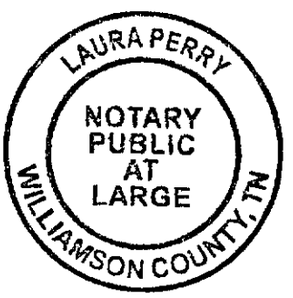
On this the 29th day of December, 2005, before me personally appeared Scott T. Johnson and Debra Lynn Johnson, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official~~ seal, this the 29th day of December, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959