THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24976-12-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00 Affiant Subscribed and sworn to before me this 4th day of January, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Scott B. Johnson Darla J. Johnson 736 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** SAME ADDRESS AS NEW OWNER	**Tax Information:** Map No.115.04-0 Parcel No. 064.00

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 of which is hereby acknowledged, **Edward A. Rappuhn and wife, Terry Allison Rappuhn**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott B. Johnson and wife, Darla J. Johnson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 736 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of January, 2006.

Edward A. Rappuhn

Terry Allison Rappuhn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward A. Rappuhn and wife, Terry Allison Rappuhn**, 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, at office, this 4th day of January, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 01/06/06 10:41 2 pgs
Fees:13.00 Taxes:2035.00

20060106-0002176

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Hillwood Estates Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edward A. Rappuhn and wife, Terry Allison by warranty Deed dated, June 12, 1992 from Stephen C. Small and wife, Elise S. Small of record in Book 8652, page 238, Register's Office for Davidson County, Tennessee. Terry Allison is now known as Terry Allison Rappuhn.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.