This instrument prepared by:

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Davidson County DEEDWARR
Recvd: 01/10/06 14:33 2 pgs
Fees:13.00 Taxes:514.30
20060110-0003805

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map and Parcel Nos.**
Roderick Johnson, et ux. 1017 Saunders Avenue Madison, Tennessee 37115	SAME	051-03-0-190.00

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer for recording tax purposes is One Hundred Thirty-Nine Thousand Dollars and no cents ($139,000.00), and such other mutual promises of value.

GINA C. BROOKS

Sworn to and subscribed before me on this 10th day of January, 2006.

BEVERLY BECHTOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Beverly Bechtold
Notary Public

My commission expires: Jan 24, 2009

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, GINA C. BROOKS, unmarried, has bargained and sold, and by these presents does hereby transfer and convey to RODERICK JOHNSON, and wife, LASHAWN JOHNSON, their heirs, successors, and assigns, all of her right, title, and interest in and to a certain tract or parcel of land in Madison, Davidson County, Tennessee, described as follows , to wit:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Section IV, Pleasant Acres , of record in Plat Book 2133, page(s) 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gina C. Brooks, by deed from Rodney A. Lansdown, of record as Instrument No. 20030903-0127634, dated March 27, 2003, said Register's Office.

This is improved property commonly known as 1017 Saunders Avenue, Madison, Tennessee 37115

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; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 10th day of January, 2006.

GINA C. BROOKS

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named GINA C. BROOKS, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose contained therein.

Sworn to and subscribed before me on this 10th day of January, 2006.

BEVERLY BECHTOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Beverly Bechtold
Notary Public

My commission expires: Jan 24, 2009