Send Tax Statements To:
Innovex Mortgage, Inc.
9785 Towne Centre Drive
San Diego, CA 92121

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Clem D. Hizer
408 Catspaw Place
Antioch, TN 37013

Map 183-05-0A-169.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **BRIAN B. JOHNSON and wife, NATALIA V. JOHNSON, (f/k/a Natalia V. Lyssenko),** has this day bargained and sold and does hereby transfer and convey unto, **CLEM D. HIZER and wife, JILL N. HIZER,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 116, on the plan of OCTOBER WOODS, PHASE 3, SECTION 6, a Planned Unit Development, according to plat and survey of record in Plat Book 9700, page 915, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Brian B. Johnson and Natalia V. Lyssenko, by deed from Lifestyle Homes, dated October 31, 2001, appearing of record in Instrument Number 20011105-0121255, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Record Book 9840, page 276, in Book 10181, page 986, in Book 10548, page 501, in Book 10548, page 503, in Book 11477, page 748; By-Laws of record in Book 9840, page 267; Easement to State of Tennessee of record in Book 8443, page 79; Boundary Planin of record in Book 790, page 909; Charter of Homeowners Association of record in Book 9840, page 259; Quitclaim Deed to Homeowners Association for Common Area of record in Instrument Number 20000425-0041127; Deed to Metro if record in Book 7674, page 508 and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 915; all of said Register's Office.

Power of Attorney of record in Instrument 20060120-0007621
said Register's Office.

Davidson County DEEDWARR
Recvd: 01/20/06 10:10 3 pgs
Fees:18.00 Taxes:610.50

20060120-0007622

FILE BOX 45

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **CLEM D. HIZER and wife, JILL N. HIZER,** her/his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of January, 2006.

Brian B. Johnson by Kendra Cooke
Brian B. Johnson
By: Kendra Cooke, Attorney in Fact

Natalia V. Johnson by Kendra Cooke
Natalia V. Johnson
By: Kendra Cooke, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named **KENDRA COOKE,** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said **KENDRA COOKE**, to me known to be the person who executed the same as the free act and deed of the said **BRIAN B. JOHNSON and wife, NATALIA V. JOHNSON**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **BRIAN B. JOHNSON and wife, NATALIA V. JOHNSON**, and appearing of record in Instrument Number _____, in the Register's office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 19th day of January, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa R. Smith
AFFIANT

SWORN to and subscribed before me,
this the 18th day of January, 2006.

NOTARY PUBLIC
My Commission Expires:

