20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 14:53 2 pgs
Fees:13.00 Taxes:197.21
20060202-0013269

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2006

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES (AFFIX SEAL)
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite D-1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason K. Forrest (NAME)	Same As New Owner (NAME)	MAP 023
5072 Seymour Hollow Road (ADDRESS)	(ADDRESS)	PARCEL 017
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy C. Routh Johnson and husband, James F. Johnson, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason K. Forrest and wife, Blakely Forrest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of Crocker Springs Road in Joe E. Edward's East line; thence South 6 degrees West 262 feet to a point; thence South 40 degrees 40' West 660 feet to a point; thence in a Northerly direction with Joe Edward's West line 672 feet to a point in Joe Edward's West line; thence South 88 degrees East 442 feet to the beginning, containing 4 acres, more or less, according to a survey made by John M. Sullivan, County Surveyor, (not dated).

Being the same property conveyed to Nancy C. Routh by Warranty Deed dated July 22, 1994, from Steven Keith Ray and wife, Paula A. Ray, of record in Book 9422, Page 420, Register's Office for Davidson County, Tennessee. The said Nancy C. Routh having since married and is now known as Nancy C. Routh Johnson.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

James F. Johnson, Jr. joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Nancy C. Routh Johnson.

This is improved (X) unimproved ( ) property, known as 2311 Crocker Springs Road, Goodlettsville, TN 37072
(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 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 31st day of January, 2006

Nancy C. Routh Johnson

James F. Johnson, Jr.

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 Nancy C. Routh Johnson and husband, James F. Johnson, Jr.

the bargainor S, 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 at Goodlettsville, Tennessee, this 31st day of January, 2006.

Commission expires 9/23/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public