Davidson County DEEDWARR
Recvd: 02/02/06 15:27 2 pgs
Fees:13.00 Taxes:464.35

20060202-0013326

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 0601016

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$125,500.00**

MELISSA L. SANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 27th day of January, 2006.

Notary Public
My commission expires:

MY COMMISSION EXPIRES JULY 10, 2009

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Efrain G. & Charlotte E. Robles 2231 Caballeros Rd Norca, CA 92860	Countrywide Home Loans PO Box 961206, FTWX-22 Fort Worth TX 76161	14805015600

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Scott Johnston, being one and the same as Byron Scott Johnston** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Efrain G. Robles, and Wife, Charlotte E. Robles,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Haywood Acres, Section One, as of record in Book 2900, Page 17, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Scott Johnson, an unmarried man by deed from G. Wayne Byrne and wife, Barbara Ann Byrne of record in Instrument No. 20041101-0130782, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, and taxes for 2006 and subsequent years a lien not yet due and payable.

This property is improved property known as **336 Leo Lane, Nashville, TN 37211**

Init.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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.

The undersigned does hereby affirm that the referenced property has never been utilized as his primary residence.

In witness, whereof, I, Scott Johnston, sign this Warranty Deed on this the 22 day of January, 2006.

Scott Johnston

Scott Johnston

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Johnston , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 22 day of January, 2006.

Laura E. Jennings

Notary Public

My Commission Expires:
3-17-08

LAURA ELIZABETH JENNINGS NOTARY PUBLIC STATE AT LARGE, KENTUCKY