Davidson County DEEDWARR
Recvd: 03/08/06 13:58 1 pgs
Fees:13.00 Taxes:414.40

20060308-0027197

RECORD AND RETURN TO:
TN TITLE & ESCROW
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$112,200.00~~ 112.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 6/28/08

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Lee Huss **715 Linden Green** **Hermitage,TN 37076**	**SAME**	**74-04-111**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michele Johnson, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frederick Lee Huss and wife, Martha H. Huss

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

Being Lot No. 134 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being part of the same property conveyed to Michele Johnson and Lois Engleka by Deed from Nancy Joann Mary Luipersbeck dated 09/18/98 of record in Book 11121, Page 545 in the Register's Office for Davidson County, Tennessee. Being further conveyed to Michele Johnson by QCD dated 05/01/04 of record in Instrument No. 20050923-0114397, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 715 Linden Green, Hermitage, TN 37076

This is improved (X) property known as **715 Linden Green, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), He/Her/ Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have 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 ***do(es)*** further covenant and bind ***myself/ourselves, my/our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 our hands this

Michele Johnson

STATE OF TENNESSEE COUNTY OF Rutherford

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

Witness my hand and official seal this 14th day of February, 2006.

Commission Expires: 6/28/08

Notary Public:

TINA NICHOLS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE