20B

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 03/13/06 12:19 3 pgs
Fees:18.00 Taxes:473.60

20060313-0028630

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To	Map-Parcel Nos.
JUAN A. JARA MARIA MOLINA JULIO MOLINA **7000 Portland Avenue South** **Ridgefield, MN 55423**	**AmSouth Bank** **2050 Parkway Office Circle** **Birmingham, AL 35244**	61-7-228

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E. JOHNSTON and wife, TERESA JOHNSTON**, have this day bargained and sold, and do hereby transfer and convey unto the said **JUAN A. JARA and wife, MARIA MOLINA, as to a one-half undivided interest, and JULIO MOLINA, as to a one-half undivided interest, as tenants in common with right of survivorship**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, on the plan of Young-Dale Subdivision, as shown on plat of record in Book 2330, Page 22, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said lot fronts 75 feet on the easterly side of Glynda Drive and runs back between lines 215.9 feet on the southerly and 182.9 feet on the northerly line to a line in the rear on which it measures 81.7 feet.

Being the same property conveyed to James E. Johnston by deed from Doris M. Bourque of record in Instrument # 20030113-0005267, Register's Office for Davidson County, Tennessee. The said Teresa Johnston joins in this conveyance to convey any marital interest she may have in said property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Subscribed and sworn to before me, this 6 of March, 2006.

Affiant

My Commission Expires: 11/25/06

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

This is improved property located at 4304 Glynda Drive Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 6th day of March, 2006.

JAMES E. JOHNSTON

TERESA JOHNSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda Lanita Groves, a Notary Public in and for said County and State, **JAMES E. JOHNSTON and wife, TERESA JOHNSTON,** the within named bargainors, 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 the 6th day of March, 2006.

Rhonda Lanita Groves
NOTARY PUBLIC

My Commission Expires: 3.22.08

RHONDA LANITA GROVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.