WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

DIANE K. MANN STATE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorne Johnson	Bank of The South	161.11-0A-037.00-CO
(NAME)	(NAME)	
379 Huntington Ridge Drive	551 N. Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Juliet, TN 37122	
(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, Carol Driver and husband, Franklin Brooks Driver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorne Johnson and wife, Andrea Johnson, 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:

Being land in Davidson County, Tennessee, being unit No. 37 on the Plan of Huntington Ridge Townhouses as of record in Book 4675, page 9,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. *Revised in Book 9700, Page 846,

Being the same property conveyed to Carol Driver and husband Franklin Brooks Driver, by Deed from Geraldine E. Minor date November 19, 1989, and recorded December 6, 1999, as Instrument No. 199912060300114, said Register's Office.

unimproved

This is improved ✓ property, known as 379 Huntington Ridge Drive, Nashville, TN 37211
(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 our hands this 17th day of February, 2006.

Carol Driver

Franklin Brooks Driver

Davidson County DEEDWARR
Recvd: 03/13/06 15:45 2 pgs
Fees:13.00 Taxes:467.31

20060313-0028875

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Driver and husband, Franklin Brooks Driver, 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 Brentwood, Tennessee, this 17 day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 5-30-07