WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 13:56 3 pgs
Fees:18.00 Taxes:538.35

20060404-0038440

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,500.00**

Jennifer Edwards
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **29TH DAY OF MARCH, 2006.**

J. GARRISON
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

MY COMMISION EXPIRES 03-03-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Billy J. Johnson and Nancy G. Johnson	**Bank of America**	**PO: 133.02-109.00 &**
310 Antioch Pike	**1400 Best Plaza Dr., Ste 101**	**133.02-**
Nashville, TN 37211	**Richmond, VA 23227**	**394.00**

FOR AND IN 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 J. Tenpenny and husband, James M. Tenpenny, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Billy J. Johnson and Nancy G. Johnson, Husband and Wife

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 547, page 7, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

~~**All Davidson County Taxes for the year 2005 DUE AND PAYABLE in the amount of $1,594.76, and all subsequent years a lien but not yet due and payable. (Map 133.02 & Parcel 109.00)**~~

(X) Improved
This ( ) Unimproved property is known as: **310 Antioch Pike**
Nashville, TN 37211

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 not 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 ever 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 29th day of March, 2006.

James M Tenpenny Sr POA
James M. Tenpenny, Sr.

Carol J. Tenpenny
Carol J. Tenpenny

*** Carol J. Tenpenny, executes this instrument as Attorney-In-Fact on behalf of James M. Tenpenny, Sr., pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~**James M. Tenpenny, Sr. and**~~ **Carol J. Tenpenny**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee.

This 29th day of March, 2006.

Notary Public

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

My Commission Expires: 03-03-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2006, before me personally appeared, Carol J. Tenpenny, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James M. Tenpenny, Sr., and who acknowledged that she executed the same as the free act and deed of James M. Tenpenny, Sr.

My Commission Expires: 03-03-2010

Notary Public

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Exhibit "A"

06-640

Land in Davidson County, Tennessee being Lots 15 and 16 on the plan of W. G. Thuss Subdivision of record in Book 547, Page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to James M. Tenpenny, Sr. and wife, Carol J. Tenpenny, by Installment Deed from Benjamin A. Gower, Jr. and wife, Virginia Gower, dated 12/8/94 and filed for record 12/19/94 in Book 9550, page 33, Register's Office for Davidson County, Tennessee.

Included but EXPRESSLY EXCLUDED from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.