File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 09:08 2 pgs
Fees:13.00 Taxes:1498.50
20060524-0060792

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2006

NOTARY PUBLIC AT LARGE

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/24/07

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brittain L. Groomes	New Owners	Map 103
4028 Aberdeen Road		Group 08-0
Nashville, TN 37205		Parcel 228.00

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

Todd Morgan Johnson and wife, Michele A. Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brittain L. Groomes and Amy R. Arensmeyer

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:

LAND in Davidson County, Tennessee, being Lot No. 23 and the westerly part of Lot No. 22 of Block "H" on the Plan of Cherokee Park, Section No. 2, of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, and a part of Mockingbird Road as abandoned and closed and shown by Bill No. 63-501 of the Ordinances of the City of Nashville, enacted March 27, 1963, and described as follows:

BEGINNING at a point at the intersection of north margin of Aberdeen Road at the point of the closure of Mockingbird Road as referred to in Bill above; thence easterly along the margin of Aberdeen Road 100 feet to a point which is 25 feet east of the common corner of Lot Nos. 22 and 23; thence northerly 187 feet, more or less, to a point, which is 26.5 feet east of the corners of Lot Nos. 22 and 23; thence westerly along the north line of said lots, 105.23 feet to a point in the east closure line of Mockingbird Road, above referred to; thence with the line of the same, southerly 180 feet, more or less, to the beginning.

Being the same property conveyed to Todd Morgan Johnson and wife, Michele A. Johnson by deed from Jeffrey C. Santini and wife, Jere M. Santini, of record in Instrument 20020221-0022348, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Pages 175 and 176, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4028 Aberdeen Road, Nashville, TN 37205

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 23rd day of May, 2006.

Todd Morgan Johnson

Michele A. Johnson

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 Todd Morgan Johnson and wife, Michele A. Johnson, 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 23rd day of May, 2006.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.