20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/06 10:55 2 pgs
Fees:13.00 Taxes:1000.13

20060525-0061507

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 270,306.00

Shirley J Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHUSEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite D10, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Johnson (NAME)	Same As New Owner (NAME)	Map 07-14B
1900 Tinnin Road, B-7 (ADDRESS)	(ADDRESS)	Parcel 007.00 00
Goodlettsville, TN 37072 (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, Magnolia Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Johnson and Shirley J. Johnson, Husband and Wife

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 Unit No. 7 of Building B on the Plan of Magnolia Station-Phase One, A Condominium, created under the provisions of T.C.A. Section 64-27-101, et.seq., as amended and as established by a Master Deed recorded as Instrument No. 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to the said Unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, and as further amended in Instrument No. 20050708-0079103, said Register's Office, to which plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein.

BEING part of the same property conveyed to Magnolia Properties, LLC by Deed dated June 18, 2003, from Richard W. Uselton and wife, Janelle M. Uselton, of record by Instrument No. 20030626-0087669 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1900 Tinnin Road, B-7, Goodlettsville, TN 37072
(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 my hand this 22nd day of May, 2006

Magnolia Properties, LLC
By: Richard W. Uselton Manager LLC Magnolia Properties
Richard W. Uselton, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard W. Uselton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the Chief Manager of Magnolia Properties, LLC, a Tennessee Limited Liability Company, and that Richard W. Uselton, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Magnolia Properties, LLC by signing his name as such Chief Manager.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of May, 2006.

Notary Public

My Commission Expires: 9/27/

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON