RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/14/06 10:10 2 pg:
Fees:13.00 Taxes:550.38

20060614-0070686

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,750.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2006.

NOTARY PUBLIC

My commission expires: 9-30-06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOMER JOHNSON et ux 705 Shandale Drive Madison, Tennessee 37115	Same as new owner	MAP 43-01 GROUP A PARCEL 27.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY EIGHT THOUSAND SEVEN HUNDRED FIFTY and NO/100 ($148,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BRANDYWINE BUILDERS, INC., a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **HOMER JOHNSON and CLARISSA JOHNSON, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 73, Shannon Place Subdivision, Section 4, as of record in Instrument No. 20010423-0004003, as revised in Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Brandywine Builders, Inc., by Deed from Charles E. Rhoten, and wife, Carole Rhoten, dated July 18, 2001, of record in Instrument #20010723-0077711, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20010423-0004003, as revised in Instrument No. 20010502-0044879; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 705 Shandale Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the buyer will be responsible for the payment thereof.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 24th day of May, 2006.

BRANDYWINE BUILDERS, INC.

BY: Joe D. Allen

TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of May, 2006, before me, appeared Joe D. Allen, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he an authorized agent for Brandywine Builders, Inc., and that said instrument was signed in behalf of said corporation, and he acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9-30-06

NOTARY PUBLIC LARGE DAVIDSON COUNTY

My Commission Expires SEPT 30

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027