Davidson County DEEDWARR
Recvd: 07/13/06 10:23 2 pgs
Fees:13.00 Taxes:728.90

20060713-0084396

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive
Goodlettsville, TN 37072

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2006.

Notary Public
My commission expires: July 19, 2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY
My Comm. Expires July 19, 2008

08-0605-90848

Address of New Owner:	Send Tax Bills to:	Tax Information
Todd Johnson	America's Wholesale Lender	114 00 02.00
7500 Oak Haven Trace	750 Old Hickory Blvd	
Nashville TN 37209	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William H. Trotter and wife, Celia A. Trotter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Todd Johnson and wife, Michelle Johnson, hereinafter called the Grantees, their successors 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. 2, on the Plan of Oakhaven Subdivision, Section 1, of record in Book 9700, Page 307, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William H. Trotter and wife, Celia A. Trotter by deed from Eric Crafton and Wayne Crafton, dated February 6, 1998, of record in Book 10790, Page 929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7500 Oak Haven Trace, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2006.

William H. Trotter

Celia A. Trotter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William H. Trotter and Celia A. Trotter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Bellvue, TN, this 10th day of July, 2006.

Kelly Ann [illegible]

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

My Commission expires: July 19, 2008