WARRANTY DEED

ET-06-0464

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

William R. Fuller
Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Fuller	William R. Fuller	
1120 Andrew Donelson Drive (ADDRESS)	1120 Andrew Donelson Drive (NAME) (ADDRESS)	075-11-0A-025.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we IRENIO J. JOHNSON JR. AND WIFE, KAREN H. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. FULLER AND WIFE, CELINA R. FULLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 13, PLAN OF HERITAGE MEADOWS, FIRST REVISION, PHASE ONE, as shown on plat of record in Plat Book 9700, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Irenio J. Johnson, Jr. and wife, Karen H. Johnson by Warranty Deed from Frank Batson Homes, Inc., recorded on the 23rd day of December, 1997 in Deed Book 10733, Page 207, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10337, Page 102.

Charter of Heritage Meadows Homeowners Association recorded in Book 11114, Page 771.

Matters appearing on the plat recorded in Plat Book 9700, Page(s) 167.

Subject to any and all existing easements and restrictions of record if any.

This property is also known as 1500 Stoner Valley Court, Hermitage, TN 37076.

unimproved ( )
This is improved (X) property, known as 1120 Andrew Donelson Drive, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of July, 2006.

Irenio J. Johnson Jr.

Karen H. Johnson

Davidson County DEEDWARR
Recvd: 08/01/06 11:30 2 pgs
Fees:13.00 Taxes:627.15

20060801-0093269

STATE OF Tennessee

COUNTY OF Davidson

On this the 26th day of July, 2006, before me personally appeared Irenio J. Johnson Jr. and wife, Karen H. Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of July, 2006.

Notary Public



My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520