THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 6071

Davidson County DEEDWARR
Recvd: 08/08/06 09:01 2 pgs
Fees:13.00 Taxes:473.42
20060808-0097038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED FIFTY AND 00/100 ($127,950.00) DOLLARS, cash in hand paid by LISA MARIE WALTERS, unmarried, receipt of which is hereby acknowledged, we, ARTHUR W. JOHNSON and wife, KAREN G. JOHNSON, have bargained and sold, and by these presents transfer and convey unto the said LISA MARIE WALTERS, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 327 of Westfield Condominium, a horizontal property regime pursuant to the Tennessee horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250,Page 590, and as set forth in Book 6250, Page 748; and in Book 6831, Page 982, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said Apartment appurtenant undivided interest in the general and limited common elements of the Condominium.

Also conveyed herewith is a Easement, Right and Right-of-way for a sewer line, dated March 31, 1972, and of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee, and said conveyance is subject to the rights of others for use of same.

Being the same property conveyed to Arthur W. Johnson and wife, Karen G. Johnson, by deed from Martha Lenn Busby, unmarried, dated July 30, 2003, and of record at Instrument No. 20030801-0109331, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to certain easements, covenants and restrictions of record in Book 6551, Page 988; and further subject to all matters shown on plat of record in Book 6250, Page 590; as revised in Book 6250, Page 748; and as amended in Book 6831, Page 982, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the terms and conditions of the Master Deed for Hamlet Condominiums (now The Westfield Condominiums) as set forth in Book 6678, Page 771; as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; and Book 7271, Page 256 all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement in favor Harpeth Valley Utilities District of record in Book 6551, Page 981, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement of Dedication of Public Utilities Easement in favor Harpeth Valley Utilities District, and of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LISA MARIE WALTERS, unmarried, her heirs and assigns, forever. And we do covenant with the said LISA MARIE WALTERS, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered

except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said LISA MARIE WALTERS, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 3rd day of August, 2006.

ARTHUR W. JOHNSON

KAREN G. JOHNSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ARTHUR W. JOHNSON and wife, KAREN G. JOHNSON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of August, 2006.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/20/09

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $127,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lisa Marie Walters
AFFIANT

Sworn to and subscribed to before me this 3rd day of August, 2006.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Expires 07/20/09

My Commission Expires: July 20, 2009

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Tax Map 12B-13-A-327

ADDRESS OF NEW OWNER:
Ms. Lisa Marie Walters
327 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO:
First Trust Bank for Savings
P.O. Box 171226
Memphis, TN 38187-1226