THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14674

Davidson County DEEDWARR
Recvd: 08/31/06 12:32 2 pgs
Fees:13.00 Taxes:451.40

20060831-0107783

Property Address:
264 Lake Chateau Drive, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **C. Lynn Wheeler, married**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Traci E. Johnson, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit S-2 on the Plan of Lake Chateau, as shown by plat of record in Plat Book 6250, Pages 607 thru 610, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from William B. Stevens and wife, Cherrie W. Stevens, dated November 19, 1999, and recorded November 30, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11761, at Page 615.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [x] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30 day of August, 2006.

C. Lynn Wheeler {Seal}

C. Lynn Wheeler

State of Oklahoma
County of Jackson

On this the 30 day of August, 2006, before me, the undersigned officer, personally appeared C. Lynn Wheeler, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

NOTARY PUBLIC State of Oklahoma
MARYANN REYES
Commission # 04010315
Jackson County, Oklahoma
Commission Exp. Nov. 12, 2008

Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tanya L. Cuvogast
Affiant

Sworn to and subscribed before me this the 31 of August, 2006.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Johnson/Traci E.

Person Or Entity Responsible For Payment Of Taxes:
Johnson/Traci E.
American Home Mortgage
538 Broadhollow Rd.
Melville, NT 37076

Tax Parcel ID#: 097-08-0-A-098.00-CO