FILE BOX 45

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Marie Bradford
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Jamie Crutchfield
Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

B-RCFH-06-4755

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Faye Johnson	New Owner	
P.O. Box 140641	(NAME)	149-5-A-241 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY E. MAURITSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA FAYE JOHNSON, Unmarried, 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 UNIT NO. 1, AS SHOWN ON THE PLAN OF PEPPER RIDGE PHASE TEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT 20010129008519 AND SUBJECT TO ALL MATTERS SHOWN IN THE MASTER DEED, COVENANTS AND CONDITIONS ESTABLISHING PEPPER RIDGE PHASE TEN TOWNHOMES, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT 20010123-0006702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AMY E. MAURITSON BY WARRANTY DEED FROM YORK CONSTRUCTION, LLC, RECORDED ON THE 15TH DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010215-0014647, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Plat of record in Instrument No. 20010129008519, and Declarations of Covenants and Restrictions of record in Instrument No. 20010123-0006702.

Power of Attorney of Record in Instrument 200610030122489, said Registers Office

unimproved ( )

This is improved (X) property, known as 4755 Billingsgate Road, Antioch, Tennessee 37013
(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 29th day of September, 2006.

Amy E Mauritson by Jane McCracken attorney in fact

Amy E. Mauritson by Jane McCracken attorney-in-fact

Davidson County DEEDWARR
Recvd: 10/03/06 13:04 2 pgs
Fees:13.00 Taxes:462.13

20061003-0122490

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of September 2006, before me personally appeared Jane McCracken to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy E. Mauritson, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20061003-0122489 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 29th day of September, 2006.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2009

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903