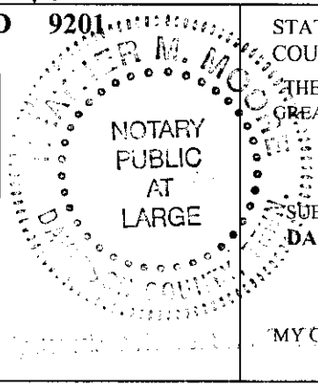
28642

WARRANTY DEED 9201

Davidson County DEEDWARR
Recvd: 10/16/06 09:14 2 pgs
Fees:13.00 Taxes:364.45
20061016-0127772



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF OCTOBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 9/29/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Johanson	**Countrywide Home Loans**	**150-03-0-233.00**
(NAME)	(NAME)	
3203 Agatha Court	**1520 Memorial Blvd**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary E. Beavers, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Johanson, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. **55B, Zone Lot Division Lots 55 thru 59,** on the Plan of **Chelsa of Priest Lake**, Section One-B, of record in Plat Book **6250**, Page **426**, amending Plat Book 6250, page 8, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Mary E. Beavers, unmarried** by deed of record in Book 10178, Page 371, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3203 Agatha Court, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s)** this **11th day of October, 2006**.

Mary E Beavers
Mary E. Beavers

State of Louisiana County of Ouachita

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Mary E. Beavers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 11TH day of October, 2006.

Commission expires:
At death

Brenda K. Brown #56153
Notary Public