Davidson County DEEDWARR
Recvd: 10/30/06 08:54 2 pgs
Fees:13.00 Taxes:749.07

20061030-0133960

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Jennifer Sheets and Luke Sheets
701 Omendale Drive
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
132-11-0/075.00

WARRANTY DEED

FOR AND IN 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,

Rhonda C Johnson and Kelly Johnson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Sheets and Luke Sheets, wife and husband

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. 77 on the Plan of Southmeade, as of record in Book 1835, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Included but specifically excluded is that portion of the property conveyed to State of Tennessee in Book 3761, page 607, Register's Office for Davidson County, Tennessee.

Being the Easterly part of Lot No, 77 on the Plan of Southmeade as of record in Book 1835, pages 118 & 119, Said Register's Office, described as follows:

Beginning at a point in the southeast corner of said Lot No. 77 and runs with the east boundary line of said Lot, northerly 233 feet to a pint; thence continuing with said boundary line and a curve to the left having an arc distance of 33.9 feet to a point; thence with a line which is west of and at all pints 150 feet from the centerline of the proposed Interstate Highway southerly 260 feet to a point in the south boundary line of said Lot No. 77; thence with said boundary line North 81 degrees 53 minutes East 53 feet to the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Rhonda C Johnson on 05/20/2003, by deed from Johnnie L Bryant, aka Jonnie L Bryant, filed for record on 05/21/2003, in Instrument Number 20030521/0069243, Register's Office for Davidson County, Tennessee. Kelly L. Johnson, Spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **701 Omendale Drive Nashville, TN 37204**

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 hand this .

Rhonda C Johnson

Kelly Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rhonda C. Johnson & Kelly Johnson, 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 Davidson, Tennessee this 19 day of Oct., 2006.

Notary Public

Commission Expiration: 1-23-10

SCOTT McALILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

Notary Public

Commission Expiration: