Davidson County DEEDWARR
Recvd: 11/02/06 14:26 2 pgs
Fees:13.00 Taxes:577.20
20061102-0136373

(2)

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$156,000.00~~ $156,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2006.

Notary Public
My commission expires: September 25, 2010

15-0610-150900

Address of New Owner:	Send Tax Bills to:	Tax Information
Emil Metzger	FIRST FRANKLIN	75-07-0-076.00
4416 Baton Rouge Drive	P.O. BOX 6769	
Hermitage TN 37076	SPRINGFIELD, OH 45501-6769	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Booth Johnson Garner, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emil Metzger and wife, JoAnna Metzger, hereinafter called the Grantees, their successors 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. 184, on the Plan of Tulip Grove, Section Four, of record in Plat Book 4175, Page 12, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Booth Johnson by deed from Terrence W. Johnson and wife, Linda B. Johnson, of record in Book 5310, Page 101, Register's Office for Davidson County, Tennessee. Said property is not the principal residence of Grantor.

Said Linda Booth Johnson being one and the same person as Linda Booth Johnson Garner.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4416 Baton Rouge Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of November, 2006.

Linda Booth Johnson Garner by Deborah Taylor her attorney in fact
Linda Booth Johnson Garner
By Deborah Taylor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Deborah Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Linda Booth Johnson Garner and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of November, 2006.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer L. Wise
Notary Public

My commission expires: 05/03/2010