STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

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

My Commission Expires: 9-19-09

Affiant

Notary Public

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

Davidson County DEEDWARR
Recvd: 11/02/06 15:26 2 pgs
Fees:13.00 Taxes:610.50
20061102-0136458

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
DAVID M. JOHNSON and wife, ROSA L. JOHNSON 908 FOREST POINTE LANE ANTIOCH, TN 37013 MAP & PARCEL NO. 150-09-0-B/027.00 CO	New Owner

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,

DUANE WARD, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

DAVID M. JOHNSON and wife, ROSA L. JOHNSON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 27 on the Plan of First Revision of Forest Pointe Single Family, Phase II, as shown of record in Plat Book 9700, page 138, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Duane Ward by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated April 27, 2006, and filed of record on May 11, 2006, in Instrument No. 20060511-0055395, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 138; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 10412, PAGE 567, INSTRUMENT NO. 20040604-0065729 AND INSTRUMENT NO. 20040604-0065727; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 908 FOREST POINTE LANE, ANTIOCH, TN 37013

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 31st DAY OF OCTOBER, 2006.

Duane Ward by Nan Pendergrast atty-in-fact

DUANE WARD by Attorney-in-Fact
NAN PENDERGRAST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this 31st day of October, 2006, before me personally appeared Nan Pendergrast, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Duane Ward as his attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Duane Ward.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 31st day of October, 2006.

My Commission Expires: 9-19-09

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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