This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 071-12-0
PARCEL: 088.00 & 089.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Johnny D. Ghee
P.O. Box 70843
Nashville, TN 37207-0843

Davidson County DEEDWARR
Recvd: 11/29/06 09:18 2 pgs
Fees:13.00 Taxes:203.50
20061129-0147044

WARRANTY DEED

THIS INDENTURE, made this 22nd day of November, 2006 between

Robert P. Hoover and wife, Donna D. Hoover

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Johnny D. Ghee, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT II - Being the westerly 50 feet of Lot 25 on the Plan of Walnut Grove Subdivision of record in Book 332, Page 34, said Register's Office. Said part of Lot No. 25 fronts 50 feet on the northerly margin of Cherokee Avenue and runs back 301.4 feet, more or less, on the westerly line and 304.6 feet, more or less, on the easterly line to a line in the rear measuring 50 feet thereon.

TRACT III - Being the easterly 50 feet of Lot 23 on the Plan of Walnut Grove Subdivision of record in Book 332, Page 34, said Register's Office. Said part of Lot 23 fronts 50 feet on the northerly margin of Cherokee Avenue; thence northerly 150 feet to a point; thence westerly 50 feet to a point; thence 145.7 feet to a point; thence easterly 100 feet to a point in the line between lots 23 and 25; thence with the easterly margin of Lot 23 southerly 301.4 feet to the point of beginning.

This being a portion of the same property conveyed to Robert P. Hoover and wife, Donna D. Hoover by Warranty Deed dated 4/5/1985 from George T. Pearson, Sr. and wife, Peggy Jo Pearson of record in Book 6527, Page 719, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances

except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert P. Hoover

Donna D. Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Hoover and wife, Donna D. Hoover the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of November, 2006.

Notary

My Commission Expires: 9/25/10

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $55,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of November, 2006.

Notary Public

My Commission Expires: 9/25/10

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY