RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 12/06/06 14:24 2 pgs
Fees:13.00 Taxes:373.70
20061206-0150949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2006.

NOTARY PUBLIC

My commission expires: 7/24/10

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUANE JOHNSON 472 Hickory Glade Drive, Unit #87 Antioch, Tennessee 37013	Same as new owner	MAP 162010C08700CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND AND NO/100 ($101,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JILL M. WEIDA and TRACY R. CHURCH,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **DUANE JOHNSON,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain planned unit development in Davidson County, Tennessee, being Unit No. 87 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 888, as amended in Book 6900, page 41, Register's office for said County, to which plat and record therefore are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jill M. Weida and Tracy R. Church by Special Warranty Deed from NovaStar Mortgage, Inc., of record in Instrument No. 20060814-0099808, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 6250, Page 888, as amended in Book 6900, page 41; to restrictive covenants of record in Book 6824, page 929 and re-recorded in Book 6898, page 896; in Book 6824, page 952 and re-recorded in Book 6989, page 919 and in Book 6957, page 473, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 472 Hickory Glade Drive, Unit #87, Antioch, Tennessee 37013.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of November, 2006.

JILL M. WEIDA

TRACY R. CHURCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jill M. Weida and Tracy R. Church, 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 seal, this the 30th day of November, 2006.

Notary Public

My commission expires: 7/24/10

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010