Davidson County DEEDWARR
Recvd: 12/12/06 09:05 2 pgs
Fees:13.00 Taxes:898.73

20061212-0153028

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $242,900.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2006.

Notary Public
My commission expires: 5/22/2010

05-0611-63280

Address of New Owner:	Send Tax Bills to:	Tax Information
Rhett B. Groetken	1st Trust Bank For Savings	87-09-0-114
6117 Allen Court	P.O. Box 17257	
Hermitage TN 37076	Memphis, TN 38187-0257	

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, Robert Michael Johnson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rhett B. Groetken and wife, Angela K. Groetken, 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. 59, on the Plan of New Hope Estates, Phase Three, of record in Book 9700, Page 494, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Michael Johnson by deed from Jason M. Pugh and wife, Jessica C. Pugh, dated July 30, 2002, recorded August 1, 2002, of record in Instrument No. 20020801-0092386, Register's Office for Davidson County, Tennessee.

Joan Johnson, spouse of Robert Michael Johnson, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 6117 Allen Court, 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 4th day of December, 2006.

Robert Michael Johnson

Joan Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Michael Johnson and Joan Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4th day of December, 2006.

Kathleen Tomlinson
~~Davidson~~

My Commission expires 02/24/08