State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$97,000.00**

Affiant

Subscribed and sworn before me this the **7th Day of December, 2006**

Notary Public
My Commission Expires: 9/17/2007

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Lenika Johnson	**109 Minnette Court**	**Elite Home Loans**
109 Minnette Court	**Nashville, Tennessee ~~37027~~ 37207**	**109 Westpark Drive, Suite 260**
Nashville, Tennessee ~~37027~~ 37207	**Map 71-8 Parcel 393**	**Brentwood, Tennessee 37027**

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 consideration, the receipt of which is hereby acknowledged

JOAN VALERIA EVANS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LENIKA S. JOHNSON, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Shepardwood, Section 4, as of record in Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Valeria Evans, unmarried by Warranty Deed from Carl McWhirter and Mary McWhirter of record in Book 9414, page 893, Register's Office for Davidson County, Tennessee, dated July 13, 1994,

Subject to all matters of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5015, page 356, Register's Office for Davidson County, Tennessee.

Subject to any Easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/12/06 10:28 2 pgs
Fees:13.00 Taxes:358.90
20061212-0153109

Executed this 7th Day of December, 2006

Joan Valeria Evans

Joan Valeria Evans

STATE OF TENNESSEE

COUNTY Of DAVIDSON

On this 7TH of **Davidson, 2006 before** me appeared

JOAN VALERIA EVANS

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public