THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/07 08:32 2 pgs
Fees:13.00 Taxes:384.80
20070102-0000076

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Sworn to and subscribed before me this 28 day of Dec, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2010

MAXINE O. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER
Jeffery Johnson
7553 Nolensville Pk
Nolensville, TN 37135

SEND TAX BILLS TO:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA 91410-0423

MAP/PARCEL NUMBER:
Map Map 150-3
Parcel 326

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ginger Boe Hammond and Natosha Lynn Johnson, devisees under the will of Sarah W. Hammond, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jeffery W. Johnson**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 95-B, Zone Lot Division of Lots 95 through 100 on the Plan of Chelsea of Priest Lake, Section 2-B, as of record in Plat Book 6250, page 786, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Sarah W. Hammond, unmarried, by deed from Jimmy M. Cornelius, Jr., unmarried, of record in Book 9792, page 568, Register's Office for Davidson County, Tennessee, the said Sarah W. Hammond having since died, devising said property to Ginger Boe Hammond and Natosha Lynn Johnson, by will of record in Docket No. 06P-1822, Probate Clerk's Office for Davidson County, Tennessee.
>
> This is improved property known as 2919 Sheana Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs,

assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 28 day of December, 2006.

Ginger Boe Hammond by Donna Ritter attn in fact
GINGER BOE HAMMOND

Natosha Lynn Johnson by Donna Ritter attn in fact
NATOSHA LYNN JOHNSON

State of Tennessee
County of Rutherford
On this 28 day of December, 2006, before me personally appeared **Donna Ritter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ginger Boe Hammond**, and acknowledged that such person executed the same as the free act and deed of **Ginger Boe Hammond**.

Witness my hand and official seal this 26 day of December, 2006

Robert F Spann
NOTARY PUBLIC

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 5-22-10.

State of Tennessee
County of Rutherford
On this 28 day of December, 2006, before me personally appeared **Donna Ritter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Natosha Lynn Johnson**, and acknowledged that such person executed the same as the free act and deed of **Natosha Lynn Johnson**

Witness my hand and official seal this 26 day of December, 2006

Robert F Spann
NOTARY PUBLIC

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 5-22-10.