Davidson County DEEDWARR
Recvd: 01/10/07 16:17 2 pgs
Fees:13.00 Taxes:333.00

20070110-0004371

Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Travonda S. Moore
Affiant

Subscribed and sworn to before me, this 10th day of January, 2007.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Travonda S. Moore	Regions Bank	
205 Macfie Drive	2050 Parkway Office Circle	033-16-0-074.00
Madison, TN 37115	Birmingham, AL 35244	11D 41680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA JOHNSON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TRAVONDA S. MOORE**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Primrose Meadows, Section 1, of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonnie Johnson by deed from Kathleen J. Davis, widow, of record in Book 7507, page 25, Register's Office for Davidson County, Tennessee; the said Lonnie Johnson having since died intestate. At the time of his death, Lonnie Johnson was married to Gloria R. Johnson. Gloria R. Johnson having since died and her will being admitted to Probate in the Metropolitan Davidson County, Tennessee Probate Docket #04P-66 vesting her interest to Martha Johnson. By quitclaim deed of record as Instrument No. 20061215-0154881, Register's Office for Davidson County, Tennessee, Esta McClain, Jerry A. Johnson, Walter Johnson, Rose M. Parker, Georgia M. Tyler Longstreet, Myron A. Johnson and Lonnie E. Johnson, conveyed any interest they may have in subject property to Martha Johnson.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 4737, page 801 and Book 5039, page 484, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, page 18, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or her spouse.

This is improved property known as 205 Macfie Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 10th day of January, 2007.

Martha Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007