WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/07 13:06 2 pgs
Fees:13.00 Taxes:573.50
20070130-0012364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anthony W. McBroom	**Amstar Mortgage Corporation**	
(NAME)	(NAME)	
5038 Cherrywood Drive	**10851 Scarsdale Blvd. Suite 800**	**MAP 147-15**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Houston, TX 77089**	**PARCEL 181**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRIAN JOHNSON AND WIFE, CYNTHIA JOHNSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY W. MCBROOM AND WIFE, PAMELA D. MCBROOM,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the Plan of Whispering Hills, Section 4 of record in Plat Book 2900, page 22, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Brian Johnson and Cynthia Johnson by Warranty Deed from John B. Brannon Jr. and wife, Lesa H. Brannon, dated April 30, 2003, recorded May 29, 2003, of record in Instrument No. 20030529-0072604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2900, page 22, said Register's Office; and (c) Restrictive covenants contained in Book 2930, page 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5038 Cherrywood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 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 our hands this ~~26th~~ 27th day of January, 2007.

Brian Johnson

Cynthia Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Brian Johnson and Cynthia Johnson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~26th~~ 27th day of January, 2007.

Commission expires:



Robert L. Scruggs — Notary Public