20B

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Utah
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2007

Notary Public

MY COMMISSION EXPIRES: August 7, 2010
(AFFIX SEAL)

NOTARY PUBLIC
TAMMARA EATON
7181 S. CAMPUS VIEW DR
WEST JORDAN, UTAH 84084
COMMISSION EXPIRES
AUGUST 7, 2010
STATE OF UTAH

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Young (NAME)	Same As New Owner (NAME)	MAP 043-11
4623 Lebanon Road (ADDRESS)	(ADDRESS)	PARCEL 156.00
Murfreesboro, TN 37129 (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, Mary Jane Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Young and Renee Roberts

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. 16 on the Revised Plan of Myatt-Eagan Subdivision of Lots 2 and 3 of the Anderson Estates, as of record in Book 1424, Page 123, Register's Office for Davidson County, Tennessee, as shown on Second Revised Plan of said Subdivision, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Mary Jane Johnson by Warranty Deed from Dollie Mae Hoskins of record by Instrument No. 20020304-0026553, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 123 Larchmont Drive, Madison, Tn 37115
(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 my hand this 31st day of January 2007

Mary Jane Johnson
Mary Jane Johnson

Davidson County DEEDWARR
Recvd: 02/05/07 12:49 2 pgs
Fees:13.00 Taxes:149.85

20070205-0014807

NOTARY PUBLIC
TAMMARA EATON
7181 S. CAMPUS VIEW DR
WEST JORDAN, UTAH 84084
COMMISSION EXPIRES
AUGUST 7, 2010
STATE OF UTAH

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF ~~DAVIDSON~~ Utah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Johnson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ ~~Utah~~ Orem Utah ~~Tennessee~~, this 31st day of January 2007.

Commission expires August 7, 2010

Tammara Eaton
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00

D. Aurelia Naples
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2007.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY