Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 27088N

Davidson County DEEDWARR
Recvd: 03/23/07 09:13 2 pgs
Fees:13.00 Taxes:310.43
20070323-0035151

MAP/GROUP/PARCEL: 061-15-0-012.00

NEW OWNER'S NAME AND ADDRESS:
JOSHUA G MOORE
3922 BURRUS STREET
Nashville, TN 37216

SEND TAX BILLS TO:
REGIONS BANK DBA REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **RONALD EARL JOHNSON, JR, a single man**, hereinafter called Grantor, does hereby transfer and convey unto, **JOSHUA G MOORE, a single man**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 58 and the southerly 45 feet of Lot 57, on the map of Maplewood Home Tract Subdivision, as shown on plat of record in Plat Book 421, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 3922 BURRUS STREET, Nashville, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Book 10423, Page 540, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RONALD EARL JOHNSON, JR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **RONALD EARL JOHNSON, JR,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 19th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $83,900.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE