THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
122 Main Street
Portland, TN 37148

BOX 13
13076

Our File Number: 27581L

MAP/GROUP/PARCEL: 086-14-0-A/125.00

NEW OWNER'S NAME AND ADDRESS:
KATHLEEN JOHNSON
125 THISTLE LANE
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/03/07 14:56 2 pg:
Fees:13.00 Taxes:397.75
20070403-0040054

SEND TAX BILLS TO:
REGIONS BANK D/B/A REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE, RCN-6
MAIL CODE BH-4651
BIRMINGHAM, AL 35244

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CHRIS NOEL and DEBRA NOEL (FORMERLY KNOWN AS DEBRA A. PRUCHA), HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **KATHLEEN JOHNSON, AN UNMARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

BEING UNIT 125, HERMITAGE MEADOWS SUBDIVISION, STAGE TWO,OF RECORD IN PLAT BOOK 5200, PAGE 682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED OF RECORD RECORDED IN INSTRUMENT NUMBER 20050324-0032257, DATED MARCH 24,2005, REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE.

The subject property is improved property known as 125 THISTLE LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are 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.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHRIS NOEL

DEBRA NOEL
(Formerly known as DEBRA A. PRUCHA)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, **CHRIS NOEL and DEBRA NOEL (FORMERLY KNOWN AS DEBRA A. PRUCHA), HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Portland, Tennessee on this the 30th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: APRIL 17, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $107,500.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-25-09

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County