WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/07 11:33 2 pgs
Fees:13.00 Taxes:1731.60

20070419-0046841

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on April 18, 2007.

NOTARY PUBLIC

5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22430SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan Johnson Jeffrey Johnson 3618 Meadow Drive Nashville, TN 37205	SunTrust Mortgage, Inc. 201 4th Ave N, 7th Floor Nashville, TN 37219	117-01-81

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Suhail Allos and wife, Ban Mishu Allos, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeffrey Johnson and wife, Susan Johnson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 15 feet of Unit A of Lot No. 4 on the Map of Meadowlawn of record in Book 974, page 35, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 4 front together 75 feet on the northerly side of Central Drive and run back 218.3 feet on the westerly line and 212 feet, more or less, on the easterly line to a dead line and measures 75 feet thereon.

Being the same property conveyed to Suhail Allos and wife, Ban Mishu Allos, by Deed from Cavit Calvin Cheshier and wife, Mary Evelyn Cheshire, of record in Book 10748, page 117, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.
4. Declarations/Applicable Restrictions of record in Book 840, page 681, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3618 Meadow Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on April 18, 2007.

Suhail Allos

Ban Mishu Allos

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 18, 2007, before me personally appeared Suhail Allos and Ban Mishu Allos to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 18, 2007.

NOTARY PUBLIC

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

My Commission Expires: