This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007050027

Davidson County DEEDWARR
Recvd: 05/29/07 10:14 3 pgs
Fees:18.00 Taxes:429.20
20070529-0063161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $116,000.00

Sworn to and subscribed before me this 24th day of May, 2007.

Affiant

Notary Public
My Commission Expires: 1/26/08

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:

Teari C. Humphreys
129 Garrett Drive
Goodlettsville, TN 37072

Send Tax Bills to:

Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Map-Parcel Numbers:

25-16-38.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David R. Johnson Jr., unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Teari C. Humphreys, a married person**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

See attached "EXHIBIT A" for legal description

FILE BOX 45

This conveyance is made subject to plan of record; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **129 Garrett Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of May, 2007

David R. Johnson, Jr.

David R. Johnson, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David R. Johnson Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 24th day of May, 2007.

Bertie Jo Whitaker

Notary Public
My Commission Expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

EXHIBIT A

Legal Description

Tract No. 1: Being the northerly 160.5 feet of Lot No. 1 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, Page 98, said Register's Office, and being all of Lot No. 1 as resubdivided by an instrument of record in Book 2436, Page 267, said Register's Office, showing an approved survey of said lot by Hal R. Swann, Jr., dated May 28, 1955.

Said Lot No. 1, as resubdivided is situated at the southeasterly corner of the intersection of Moss Trail Road and Garrett Drive, fronting 91 feet on Moss Trail Road and 160.5 feet on Garrett Drive, said frontages being joined by a curve having a length of 36.3 feet and a radius of 25 feet. Said lot extends back easterly 262.2 feet from Garrett Drive on the southerly line and a total of 259 feet southerly from Moss Trail Road on the easterly line, which is a broken line.

Tract No. 2: Being part of Lot No. 80 on the Map of Goodlettsville Heights, Section II, of record in Book 1424, page 120, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by J. R. Scott, Surveyor, dated April 20, 1957, as follows:

Beginning at an iron pin in the easterly rear corner of Lots No. 79 & 80; thence with the rear or easterly line of Lot No. 80, southwesterly 150 feet to an iron stake; thence North 39 degrees 58 minutes West 421.6 feet to a concrete monument which monument is 42.9 feet south of the southeasterly margin of Moss Trail Road; thence South 59 degrees East 401.5 feet to the point of beginning.

Description is the same as in the previous deed of record.

Being the same property conveyed to David R. Johnson, Jr., unmarried by Warranty Deed from Eric B. Averette and wife, Stacy Y. Averette, recorded on the 1st day of May, 2002 in Instrument No. 20020501-0053677, in the Register's Office of Davidson County, Tennessee