Plat 30

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 06/13/07 10:00 2 pgs
Fees:13.00 Taxes:505.05
20070613-0070737

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of June 2007

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires July 29, 2009

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Lynne Johnson **1025 Shawnee Road** **Madison, TN 37115**	SunTrust Mortgage Inc 901 4th Ave N, 6th Floor Nashville TN 37219	52·8A·30.00

FOR AND IN 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,

Keith Carver And Wife Alma Diane Denson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara Lynne Johnson, an unmarried person

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:

Property being known as 1025 Shawnee Road Madison, TN 37115 and being described as follows:

Being lot No. 30, on the Plan of Phase One , Section One, Heron Walk, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tn, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Keith Carver by Warranty Deed from Gregory M. Spring and wife, Mitzi O. Spring dated 09/27/2002 and filed for record 10/04/2002 of record in Inst# 20021004-0121283, in said Register's Office for Davidson County, TN.

Unimproved ( )

This is improved (X) property known as **1025 Shawnee Road, Madison, TN 37115**

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 our hands this 8th day of , June 2007

Keith Carver

Alma Diane Denson

STATE OF TENNESSEE
COUNTY OF Davidson

And Wife Alma Diane Denson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Carver*** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of June, 2007

Commission Expires:

Notary Public

My Commission Expires JULY 22, 2009