THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15072

Davidson County DEEDWARR
Recvd: 06/18/07 12:52 2 pgs
Fees:13.00 Taxes:566.10
20070618-0072590

Property Address:
220 Emery Dr., Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ronald C. Johnson, married; Karen J. Walling, unmarried and Deborah J. Wilson, married,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Richard D. Webb, and wife, Louise W. Webb,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 12 on the Plan of Lakeland, as shown by plan appearing of record in Plat Book 2133, page 15, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Orville C. Johnson, a widower, dated January 27, 2003, and recorded January 30, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200301300012708.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15 day of June, 2007.

Ronald C. Johnson {Seal}

Karen J. Walling {Seal}

Deborah J. Wilson {Seal}

State of TENNESSEE
County of WILSON

On this the 15 day of June, 2007, before me, the undersigned officer, personally appeared Ronald C. Johnson, Karen J. Walling and Deborah J. Wilson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

My Commission Expires December 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $153,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 15th of June, 2007.

Notary Public

My Commission expires: 6-22-07

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name of Owner and Property Address:
Richard D. Webb and Louise W. Webb

220 Emery Drive
Nashville, Tn. 37214

Person Or Entity Responsible For Payment Of Taxes:
Richard D. Webb and Louise W. Webb
Owner

Tax Parcel ID#: 095-12-0-075.00