Davidson County DEEDWARR
Recvd: 06/26/07 09:34 2 pgs
Fees:13.00 Taxes:444.00
20070626-0076037

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater is $120,000.00.

Subsribed and sworn before me this the 15th day of June, ~~2007~~.

Affiant

Notary Public My commission expires 7-24-2010

(Affix Seal)

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 700378

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Kathie L. Farris
264 Lake Chateau Drive
Old Hickory, TN 37138

Send tax bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tn 37067

Map 97-8-A Parcel 98 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Traci E. Johnson, Unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kathie L. Farris

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit S-2 on the Plan of Lake Chateau of record in Plat Book 6250, Page 607 thru 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322 page 682, Book 10753, page 271 and 275 and Book 11012, page 495;* said Register's Office.

Being all of the property conveyed to Traci E. Johnson, Unmarried by Deed of record in Instrument No. 20060831-0107783; dated 8/30/06; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

* and Book 4756, Page 743; Book 5819, Page 432 and in Instrument No. 20050815-0096130

THIS IS IMPROVED PROPERTY KNOWN AS 264 Lake Chateau Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 15th day of June, 2007.

Traci E. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

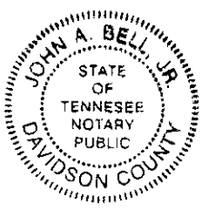
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Traci E. Johnson , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument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

Witness my hand and official seal, this 15th day of June, 2007.

My commission expires:

_____

Notary Public



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010