WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Cameria Rooks** **3110 Richmond Hill Road** **Nashville, TN 37207**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **060-02; 042.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

JOHN JOHNSTON

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

CAMERIA ROOKS and husband, Robert Rooks and JJ
Charlene French and husband, James French

HEREINAFTER called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for said County.

BEING the same property conveyed to John Johnston by warranty deed from R. Wofford, as Trustee for the Donna Gale Lipscomb Trust, of record as Instrument No. 20060719-0087044, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **3110 Richmond Hill Drive, Nashville, Tennessee 37207.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, her heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 15th day of June, 2007.

JOHN JOHNSTON

Davidson County DEEDWARR
Recvd: 06/26/07 11:28 2 pgs
Fees:13.00 Taxes:536.50

20070626-0076171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JOHN JOHNSTON**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 15th day of June, 2007.

Tara Hawley
NOTARY PUBLIC
My Commission Expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $145,000.00

AFFIANT

Sworn to and subscribed to before me this 15th day of ~~April~~ June, 2007.

Tara Hawley
NOTARY PUBLIC
My Commission Expires:

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009