AFTER RECORDING PLEASE RETURN TO
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Nicholas Greco
Affiant

Subscribed and sworn to before me, this 20th day of August, 2007.

Notary Public:
My Commission Expires: 3-21-09

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/27/07 14:01 2 pgs
Fees:13.00 Taxes:1110.00
20070827-0102646

WARRANTY DEED

Name and Address of New Owner:
Jonathan K. Johnson and Kimberly K. Johnson
605 Ferringdon Court
Nashville, TN 37221

Send Tax Bills To:
~~New Owner~~ Countrywide Bank FSB
801 Crescent Centre Dr. #510
Franklin, TN 37067

Map/Parcel Number:
14115OD20000CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffery S. Clonce, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan K. Johnson and Kimberly K. Johnson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 200 on the Plan of Phase III-D "Sheffield" on the Harpeth of record in Book 7900, Pages 710 and 712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jeffrey S. Clonce and wife, K. Michelle Clonce, by Deed from Abu N.M. Wahid and wife Sharmin Wahid, dated July 25, 2005, recorded July 26, 2005, in Instrument Number 20050726-0087114, Register's Office for Davidson County, Tennessee, thence to Jeffrey S. Clonce by Quitclaim Deed from K. Michelle Clonce, dated May 15, 2007, recorded June 13, 2007, in Instrument Number 20070613-0071076, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Rights or claims of parties in possession not shown by the public records;

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 7900, Page 710 and 712, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 596, Book 8747, Page 97 and Book 9313, Page 806, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7145, Page 964 and Book 8146, Page 463, Register's Office for Davidson County, Tennessee.

Transmission Line easement set forth in the instrument recorded in Book 4136, Page 525 and Book 4279, Page 731, Register's Office for Davidson County, Tennessee.

TVA easement set forth in the instrument recorded in Book 5738, Page 829, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District set forth in the instrument recorded in Book 8569, Page 481, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 605 Ferringdon Court, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are

* husband and wife

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 20th day of August, 2007.

Jeffery S. Clonce

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jeffery S. Clonce**, 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, this 20th day of August, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075