THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/26/07 14:04 2 pgs
Fees:13.00 Taxes:399.60
20071226-0147274

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Peter B. Kroll 618 Carol Ann Drive Old Hickory, TN 37138	NEW OWNER	04415043900

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,
Scott J. Johnson and wife, Diana M. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Peter B. Kroll and wife, Julie R. Kroll

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:
Being Lot No. 2 on the Plan of Resubdivision of Part of Lot No. 192A on the Plan of Section "A" Village of Of Hickory of record in Instrument No. 20060106-0002324, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded therefrom is the property lying east of the "top of the bluff" line on the above referenced plat, which was conveyed to the United States of America by Deed of record in Book 2155, Page 157, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Scott J. Johnson and wife, Diana M. Johnson by Deed, dated September 1, 2005 of record in Instrument No. 20050919-0112272, Register's Office for County County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 905 Riverside Road Old Hickory, TN 37138

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 21st day of December, 2007

Scott J. Johnson

Diana M. Johnson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Scott J. Johnson and wife, Diana M. Johnson

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 21st day of December, 2007

My Commission expires July 18, 2011

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

K. J. Losh
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 100,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

K. J. Losh
Notary Public

My Commission Expires: July 18, 2011