Davidson County DEEDWARR
Recvd: 01/08/08 10:10 2 pgs
Fees:13.00 Taxes:277.50
20080108-0002201

This instrument prepared by: Marshall Title & Escrow 104 West 6th Street PO Box 8150 Columbia, Tennessee 38402	**Name and Address of New Property Owner:** Debra M. English 3310 Oak Trees Court Antioch, TN Tennessee 37013 **Person or Agency Responsible for Taxes:** **Same** TAX ID 150-07-266.00

WARRANTY DEED

THIS INDENTURE, made and entered into on this 30th day of November, 2007, by and between the Grantor, **Stephanie Renee Johnson, unmarried, by and through Charles Dudley, her attorney in fact, whose Power of Attorney is of record in Book** 20080108 0002200 **_____, Page _____, Register's Office for Davidson County, Tennessee, and the Grantee, Debra M. English.**

That for and in consideration of **Seventy Five Thousand and no/100 ($75,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has conveyed the described property unto Grantee:

Land in Davidson County, Tennessee, being Lot 56-A, SECTION 2, LAKESHORE WOODS, ZONE LOT DIVISION OF LOT NO'S 51, 56 & 57, as shown on plat of record in Plat Book 5200, Page 608, amended in Plat Book 6250, Page 508 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephanie Renee Johnson, unmarried by Warranty Deed from Daniel K. Winstead and wife, Jennifer R. Winstead, recorded on the 27th day of November, 1996 in Book 10272, Page 903, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property to Grantee and, her heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantor does hereby covenant with the Grantee that she is lawfully seized in fee of said property; that she has a good right to sell and convey the same; that the same is unencumbered except for

2007 taxes which will be prorated and paid by the Grantor; any easements and/or restrictions, if any, of record in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of Stephanie Renee Johnson by and through her attorney in fact, Charles Dudley, this the day and year first above written.

Stephanie Renee Johnson By Charles R. Dudley

Stephanie Renee Johnson

by Charles Dudley, her Attorney-in-Fact

STATE OF TENNESSE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Charles Dudley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stephanie Renee Johnson, as Attorney-in-Fact and acknowledged that he executed the same as the free act and deed of Stephanie Renee Johnson, for the purposes therein contained. Witness my hand, at office, this 30th day of Nov., 2007.

Teresa J Smith
Notary Public

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission expires: 11-23-09

STATE OF Tennessee
COUNTY OF Maury

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 30th day of November, 2007.

Teresa J Smith
Notary Public

My Commission expires: 11-23-09

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.