STATE OF TENNESSEE
COUNTY OF SUMNER

08-4028

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2008.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 3/15/10

SUMNER COUNTY JANIS L. DUREE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Neil Johnson	OWNER	49-15/64
(NAME)	(NAME)	
102 Tyne Bay Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hendersonville, TN 37075		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, James S. Sweeney, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Neil Johnson and wife, Sandra A. Johnson

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. 56-A on the of Zone Lot Division of Lots No. 55, 56, 57 & 58 on the Plan of Deer Point Meadows, Phase 2, of record in Plat Book 6250, page 280, as amended in Plat Book 6250, page 703, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to James S. Sweeney, Jr., by deed from Kramer Investment Properties, LLC, filed of record in Instrument No. 20050209-0015055, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/11/08 08:42 2 pgs
Fees:13.00 Taxes:255.30

20080211-0013454

This is improved property known as 738 Flint Ridge Drive, Whites Creek, TN 37189

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 his hand this 8th day of February, 2008.

James S. Sweeney, Sr., by James S. Sweeney, Jr.
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, James S. Sweeney, Jr. to me known to be the person who executed the foregoing instrument on behalf of James S. Sweeney, Sr., as her/his attorney-in-fact, and who acknowledged that he/she executed the same as the free act and deed of the said James S. Sweeney, Sr., as her/his attorney-in-fact.

Witness my hand and official seal at Hendersonville, Tennessee, this 8th day of February, 20 08.

NOTARY PUBLIC

My Commission Expires: 3/15/10.

