This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080099

Davidson County DEEDWARR
Recvd: 04/09/08 09:41 2 pgs
Fees:13.00 Taxes:791.80
20080409-0035726

Send Tax Bills To:
OWNER

New Owner is:
Paul Halkiades
7972 Boone Trace
Nashville, TN 37221

MAP: 126-15-OA

PARCEL: 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew S. Johnson and wife, Myriam Johnson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Paul Halkiades and wife, Julie Halkiades**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 128 on the Plan of Phase Two, Boone Trace at Biltmore, of record in Book 9700, pages 316 and 317, amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference us hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew S. Johnson and wife, Myriam Johnson by Warranty Deed from Terri Schmahl (now known as Terri Schmahl Kinloch), married dated May 30, 2007, and recorded June 7, 2007, in Instrument Number 20070607-0068272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.
MATTHEW S. JOHNSON AND MATTHEW STEFFEN JOHNSON ARE ONE AND THE SAME PERSON
MYRIAM JOHNSON AND MYRIAM JULIANA JOHNSON ARE ONE AND THE SAME PERSON

Improved property known as: **7972 Boone Trace, Nashville, TN 37221**

MSJ by MJ AIF MJ
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

WITNESS our hands this the 28th day of March, 2008.

GRANTOR(S):

Matthew S. Johnson by Myriam Johnson as attorney in fact.
MATTHEW S. JOHNSON

MYRIAM JONHSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared, **MYRIAM JONHSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 28th day of March, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2008, before me personally appeared Myriam Johnson, 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 Matthew S. Johnson, acknowledging that such person executed the same as the free act of and deed of Matthew S. Johnson.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$214,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 28th day of March, 2008.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09