(1)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $172,000.00 (One Hundred Seventy Two Thousand).

AFFIANT

Subscribed to and sworn before me this 11th day of April, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES 7/5/11 (NOTARY SEAL)

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES

Davidson County DEEDWARR
Recvd: 04/23/08 09:19 2 pgs
Fees:13.00 Taxes:636.40

20080423-0041335

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joan T. Peck and Robert B. Peck 921 General George Patton Road Nashville,TN 37221	Flagstar Bank, FSB P.O. Box 7026 Troy, MI 48007	142-09-0c-921.00CO

WARRANTY DEED

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, I/WE, **POWELL EUGENE JOHNS AND WIFE DONNA AMELIA JOHNS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOAN T. PECK AND ROBERT B. PECK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Unit No. 921, together with the Carport designated No. 921-C, in River Plantation, Section Five, Phase One, Lot Two, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to ~~Paul~~ Powell Eugene Johns and wife, Donna Amelia Johns by Deed of record in Book 9148, Page 824, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **921 GENERAL GEORGE PATTON ROAD** **NASHVILLE,TN37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2008

WITNESS, this 11th day of April, 2008

Powell Eugene Johns

Donna Amelia Johns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of April, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Powell Eugene Johns and Donna Amelia Johns** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of April, 2008.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

LTSR Number:

GTE File: 2008