Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/12/08 09:08 2 pg
Fees:13.00 Taxes:444.00
20080612-0060525

MAP: 033110
PARCEL: 061.00
GROUP:

New Owners Address
~~Send Tax Bills to Same Address~~:
Mark T. Farmer
105 Oaklynn Dr
Madison TN 37115

Mortgagee/Tax Bill
GMAC Mortgage LLC
1100 Virginia Dr
Fort Washington PA
19034

WARRANTY DEED

THIS INDENTURE, made this 29th day of May, 2008 between

Bethany Anne Johnson f/k/a Bethany Anne Graham and Joshua Johnson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark T. Farmer

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Primrose Acres, Section 3, of record in Plat Book 2900, page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bethany Anne Graham by Warranty Deed dated 7/12/02 from Steven P. Ingram and wife, Donna K. Ingram of record in Instrument Number 20020716-0085593, Register's Office for Davidson County, Tennessee.

Joshua Johnson hereby signs this Warranty Deed to convey any and all marital interest he may have in the above referenced property.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Bethany Anne Johnson f/k/a
Bethany Anne Graham

Joshua Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bethany Anne Johnson f/k/a Bethany Anne Graham and Joshua Johnson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of May, 2008.

Karen B. Heavener
Notary Public

My Commission Expires: 11-7-11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of May, 2008.

Karen B. Heavener
Notary Public

My Commission Expires: 11-7-11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY