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THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 06/13/08 15:59 3 pgs
Fees:18.00 Taxes:560.55
20080613-0061345

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
JERMAINE JOHNSON ALETHA JOHNSON 3073 Reelfoot Drive Nashville, TN 37214	NPB Mortgage LLC 3333 Deposit DriveNE Grand Rapids, MI 49546	108-08-0-259

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 sufficient and valuable considerations, the receipt of which are hereby acknowledged, JERRY KIRKPATRICK and wife, SHEILA KIRKPATRICK, hereinafter called the Grantors, have bargained and sold by these presents do transfer and convey unto Jermaine Johnson and wife, Aletha Johnson as Joint Tenants with right of survivorship, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Reelfoot, Section Three, as of record in Book 6250, pages 167 & 168, said Register's Office.

Said Lot No. 33 fronts 77.09 feet on the southwesterly side of Reelfoot Drive and runs back 143.17 feet on the northerly lot line, and 105.49 on the southerly lot line, to a line in the rear which measures 69.72 feet thereon.

Being the same property conveyed to Jerry Kirkpatrick and wife, Sheila Kirkpatrick by deed from Mike Breece and wife Pamela Breece dated 07/01/1987 as of record in Book 7288, page 743, said Register's Office.

Map / Parcel No.: 108-08-0-259.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of *record including, but not limited to, all of the following matters: 1) Restrictive Covenants in Book 6612, page 610, Reg. Deeds Davidson County, Tennessee; 2) Matters on the plan of Reelfoot, Section Three, of record in Book 6250, page 167 – 168 Reg. Deeds Davidson Co, TN.*

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, successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my 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.

This property is improved property known as: 3073 REELFOOT DRIVE, NASHVILLE, TENNESSEE

WITNESS MY HAND(S) THIS 30 DAY OF MAY, 2008, IN Williamson COUNTY, TENNESSEE.

JERRY KIRKPATRICK

SHEILA KIRKPATRICK

STATE OF TENNESSEE)
COUNTY OF WM /DAVID/@ LARGE)

Before me, Nick Shelton, of the State and County aforesaid, personally appeared JERRY KIRKPATRICK and wife, SHEILA KIRKPATRICK, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they as such SELLERS/GRANTORS, executed the foregoing instrument for the purpose therein contained, by signing their names hereinabove. JERRY KIRKPATRICK and wife, SHEILA KIRKPATRICK personally appeared before me, a Notary for said state and county and further JERRY KIRKPATRICK and wife, SHEILA KIRKPATRICK, the within named bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving himself to be the undersigned bargainors), and they acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 30 DAY OF MAY, 2008, IN WILLIAMSON/DAVID. CO. TN.

Notary Public

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 05/14/2011

STATE OF TENNESSEE)
COUNTY OF WM/DAVID)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $151,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 30 day of May, 2008, in WM/DAVID.

Notary Public

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/14/2011