This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Larry Alvin Franklin
108 Newton Nook
Brentwood, Tennessee 37027

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:

MAP 172-13A
GROUP
PARCEL 36CO

Davidson County DEEDWARR
Recvd: 06/20/08 15:05 2 pgs
Fees:13.00 Taxes:1331.63
20080620-0063852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joey B. Johnson and wife, Monique Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Larry Alvin Franklin and wife, Donna Winklmann Franklin**, 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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, page 580, 581 and 582, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joey B. Johnson and wife, Monique Johnson by deed from Joey B. Johnson dated February 5, 2003 of record in Instrument no. 20030214-0020518, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **108 Newton Nook, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **16th** day of **June, 2008.**

Joey B. Johnson

Monique Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joey B. Johnson and wife, Monique Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of June, 2008.

~~Rebecca T. Garland~~ Karen C Asplint
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-5-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $359,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2008.

~~Rebecca T. Garland~~ Karen C Asplint
NOTARY PUBLIC

My Commission Expires: ~~5/23/2009~~ 7-5-11

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212