Davidson County DEEDWARR
Recvd: 09/04/08 13:39 2 pgs
Fees:13.00 Taxes:166.50

20080904-0090822

PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mark A. Johnson has this day bargained and sold and does hereby transfer and convey unto Dustin M. Weaver, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, being the North One-half (1/2) of Lot No. 12 of Block "E" on the plan of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Johnson by Quitclaim Deed from Robert T. Johnson and Joy Vester Tyree (aka Joy Lynn Vester), dated December 31, 1992, and of record in Book 8843, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as 608 Bixler Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Dustin M. Weaver, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 14th day of August, 2008.

Mark A. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Mark A. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of August, 2008.

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tammy Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/22/2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi Howell
Affiant

Subscribed and sworn to before me this 14th day of August, 2008.

My Commission Expires: 1/22/2010

Tammy Brown
NOTARY PUBLIC

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No.: 43-9-110

Name and address of new owner:
Dustin Weaver
608 Bixler Avenue
Madison, TN 37115

Send Tax Bills to:
Wachovia Mortgage, FSB
5080 Spectrum Dr., Ste. 200E
Addison, TX 75001