This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P08-1261-D

Davidson County DEEDWARR
Recvd: 09/08/08 13:53 2 pgs
Fees:13.00 Taxes:819.55
20080908-0091843

WARRANTY DEED

Address of New Owners:
Mr. Derek A. Johnson and Ms. Donna L. Christ
1808 B 7th Avenue North
Nashville, TN 37208

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

For and 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,
Trophy Homes, LLC, a Tennessee limited liability company

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Derek A. Johnson, unmarried, and Donna Christ, unmarried, as joint tenants with right of survivorship

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 Unit No. B on the Plan of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created until Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declarations of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, including with limitation the BY-Laws appended thereto as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 7th Avenue Townhomes, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument N. 20080619-0063190, Register's Office of Davidson County, Tennessee, for a more complete description f said unit.

Being a part of the same property conveyed to Trophy Homes, LLC, by Deed from Rhonda Ford and Joseph Pedro dated 3/30/2007 of record in Instrument # 20070509-0055739, Register's Office for Davidson County, Tennessee.

This property is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20080619-0063190, said Register's Office.

This property is subject to all matters as shown on the plan of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Exhibit "A" to the Declaration of Covenants of record in Instrument #20080619-0063190, said Register's Office.

This is ( ) Unimproved (X) Improved property known as 1808 B 7th Avenue North, Nashville, TN 37208

THIS CONVEYANCE IS SUBJECT TO: 2008 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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.

Witness my hand this the 2nd day of September, 2008.

Trophy Homes, LLC

BY: _____ President

Scott Ford, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Scott Ford with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the President of Trophy Homes, LLC, with within named bargainor and that as such President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Scott Ford as such President.

Witness my hand and official seal this the 2nd day of September, 2008.

_____
Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $221,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2008.

_____
Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 20, 2010

Map: 81-08-0
Parcel: 212.0 P/O