This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/PARCEL: 173-15-0-A-023.00

Davidson County DEEDWARR
Recvd: 05/04/09 08:02 3 pgs
Fees:18.00 Taxes:610.50
20090504-0040057

NAME & ADDRESS OF NEW OWNER:

Carlton R Johnson and Angie K Long
301 Upper Mill Drive
Antioch, TN 37013

SEND TAX BILLS TO:

Mortgage Investors Group
4300 Sidco Drive, Ste. 201
Nashville, TN 37204

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, the undersigned, **CHARLES J THOMASON AND WIFE, ANNETTE C. THOMASON**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **CARLTON R. JOHNSON, UNMARRIED AND ANGIE K. LONG, UNMARRED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 23, on the Plat of Mill Run Subdivision, Phase I, according to plat and survey of same appearing of record in Plat Book 11700, pages 27 and 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles J. Thomason and Annette C. Thomason, husband and wife, by Special Warranty Deed from U.S. Bank, N.A., ND, dated Octobr 6, 2008, appearing of record in Instrument Number 20081013-0102978, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO The Plan of record in Plat Book 11700, pages 27 and 28; Easement of record in Book 3933, page 359 and Book 10348, page 367; Landscape Agreement of record in Instrument Number 200104050-0033587; Storm Water Agreement of record in Instrument Number 20010405-0033586 and Restrictions of record in Book 11675, pages 472 and 478 and Instrument Number 200000215-0015152 all in the Register's Office for Davidson County, Tennessee.

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, along with any easements and right of ways of public roads and utilities.

This is improved property known as: 301 Upper Mill Drive Antioch, TN 37013

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

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that

the same is unencumbered, except for the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of April, 2009

CHARLES J. THOMASON

ANNETTE C THOMASON

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHARLES J THOMASON AND ANNETTE C THOMASON**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30TH of April, 2009.

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires: 8-18-2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of April, 2009

NOTARY PUBLIC
My Commission Expires: 9-18-2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY