WARRANTY DEED

R-C21-09-0909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Lindsay Lopez
Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/29/2010
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy M. Johnson	Churchill Mortgage Corporation	
909 S. Wickshire Way (ADDRESS)	761 Old Hickory Blvd, Suite 401 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	172-09-A 132.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN DEPUE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY M. JOHNSON AND NANCY D. JOHNSON, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 132, BANBURY CROSSING, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 665-666, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN DEPUE BY WARRANTY DEED FROM DOUGLAS H. GAITHER AND JUDY G. JACKSON AS TRUSTEES OF THE JACKSON GAITHER TRUST, RECORDED ON THE 18TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050418-0042541, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGES 665 AND 666; BOOK 4148, PAGE 261; BOOK 4693, PAGE 961; BOOK 10369, PAGE 48; BOOK 10962, PAGE 516; BOOK 10970, PAGE 943; BOOK 11218, PAGE 180; INST. NO 20010523-0053234; INST. NO. 20030728-0105031; INST. NO. 20051020-0126681; INST. NO. 20020610-0070239; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 909 S. Wickshire Way, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

BILL GARRETT, Davidson County
Trans:T20090036541 DEEDWARR
Recvd: 06/03/09 08:27 2 pgs
Fees:13.00 Taxes:1306.10
20090603-0050909

Witness my/our hand(s) this 29th day of May, 2009.

Susan DePue by Laura Mitchell as attorney-in-fact
Susan DePue by Laura Mitchell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2009, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Susan DePue, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Susan DePue, unmarried.

Witness my hand and official seal, this the 29th day of May, 2009.

Notary Public

My Commission Expires: 05/10/12

KAZ BERMEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 10, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903