Box 2

Davidson County DEEDWARR
Recvd: 05/25/01 14:00 2pgs
Fees:11.00 Taxes:421.06

20010525-0054776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2001

Notary Public

My Commission Expires March 29, 2003

MY COMMISSION EXPIRES: 3-29-03
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn S. Johnston (NAME)	Same (NAME)	MAP: 133-02
175 McCall Street (ADDRESS)	(ADDRESS)	PARCEL: 371.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Jean McIver and Denny Haynes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn S. Johnston

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. 9 on the Plan of McCall Park, of record in Book 3500, page 86, Register's Office for said County.

Said Lot No. 9 fronts 85.1 feet on the southerly side of McCall Street and extends back 234.5 feet on the easterly line and 235.8 feet on the westerly line to a dead line in the rear on which it measures 85.17 feet.

Being the same property conveyed to John G. White and wife, Ruby M. White by deed from K.R. Stanfill and wife, Jean Stanfill of record in Book 3853, page 150, Register's Office for Davidson County, Tennessee. The said John G. White having since died adn the property having been vested in Ruby M. White as surviving tenant by the entirety. The said Ruby M. White having re-married and was know as Ruby M. Johnston. The said Ruby M. Johnston having since died and leaving a Last Will and Testament appointing her husband, Glenn S. Johnston, as Executor of her estate and leaving a life estate in property to Glenn S. Johnston with the remainder to Jean McIver and Denny Haynes by Will of record in Will Book 1797, page 329703, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3500, page 86; restrictions of record in Book 3678, page 576; all of record in the Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the Grantors.

unimproved ( )
This is improved (X) property, known as 175 McCall Street, Nashville, Tennessee
(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 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 our hand s this 21st day of May, 2001

Jean McIver

Denny Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean McIver and Denny Haynes

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official ~~seal~~ at Brentwood, Tennessee, this 21st day of May, 2001

Commission expires 3-29-03

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Jean McIver and Denny Haynes

TO

Glenn S. Johnston

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027