Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Brad Carson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2001

Laura A. Bessley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford D. Carson (NAME)	Donald Johnson (NAME)	MAP 82-9
1324 Third Avenue North (ADDRESS)	6070 Bethany Blvd. (ADDRESS)	PARCELS 208 & 209
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (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, Donald Johnson and wife, Laura Jane Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradford D. Carson

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:

Parcel 1:
Being part of Lot No. 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Third Avenue, North, formerly College Street at the northwest corner of Lot No. 11 on said plan; thence with the easterly margin of said Avenue northwardly 40 feet; thence at right angles eastwardly 134.4 feet to the westerly margin of an alley; thence with said alley southwardly 40 feet to the northerly line of said Lot No. 11; thence with said line westardly 134.4 feet to the beginning.

This is improved property known as 1324 Third Avenue North, Nashville, TN 37208.

Parcel 2:
Being part of Lot No. 12 on the Plan of Hugh W. McGavock's Addition as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of Third Avnue, North, formerly College Street at the southwest corner of the property conveyed to A. L. Fuss, et al, Trustees of the Third Avenue Church of Christ by deed from Maude Arbuckle of record in Book 1116, page 280, Register's Office, said point being 50 feet south of the southerly margin of Taylor Street; thence with the easterly margin of Taylor Street southerly 50 feet to the northwest ocrner of the property conveyed to Hiram Gill and wife, by deed form Joe Komamn and wife, of record in Book 1282, page 252, Register's Office; thence with said Gill's northerly line, easterly 134.4 feet to the westerly margin of an alley; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 1324 & 1326 Third Avenue North, Nashville, TN 37208
(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 2nd day of November, 2001

Donald Johnson

Laura Jane Johnson

Davidson County DEEDWARR
Recvd: 11/07/01 12:03 3pgs
Fees:18.00 Taxes:240.50

20011107-0122209

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 Donald Johnson and wife, Laura Jane Johnson

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 Nashville, Tennessee, this 2nd day of November, 2001.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

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

LEGAL DESCRIPTION CONTINUATION

with said alley, northwardly 50 feet to the southeast corner of said Church property; thence with the southerly line of same, westwardly 134.4 feet to the beginning.

This is improved property known as 1326 Third Avenue North, Nashville, TN 37208.

Being the same property conveyed to Donald Johnson and wife, Laura Jane Johnson by deed from Gray's Disposal Co. Inc. of record in Book 11651, page 118, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 17, page 640, said Register's Office.

The legal description is the same as the previous deed of record.