RETURN TO: FIRST TITLE AND ESCROW COMPANY, INC.
FILE BOX 9B

Prepared By and Return To:

Fred J. Ramos ,
Attorney at Law
2505 Nolensville Pike
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/05/04 11:20 2pgs
Fees:13.00 Taxes:553.15

20040305-0025401

For Recorder's Use Only

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GAVIN C. JOHNSON, AND WIFE MINAKO S. JOHNSON**, hereinafter referred to as GRANTOR, have this day bargained and sold and by these presents does hereby sell, transfer and convey unto **MARCIA O. WALTON**, hereinafter referred to as GRANTEE(S), their heirs and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Unit 612 on the Plan of Continental Condominium of record in Plat Book 5200, Pages 399 through 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, Page 589 amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Gavin C. Johnson, then unmarried, by G. Stephen Clark by Warranty Deed of record in Book 10959 Page 50, dated 5/28/98 and recorded 6/03/98 in the Register's Office for Davidson County, Tennessee.

This is improved property known as #612, 3415 West End Ave., Nashville Tennessee, 37203

TAX IDENTIFICATION: Map 106-06-0/ Parcel 060.00

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining, the said real estate unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR covenants that he is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; that the title thereto is clear, free and unencumbered, and that he will forever warrant and defend the same against the claims of all persons whomsoever.

This property is conveyed subject to all valid restrictive covenants and easements of record, if any.

WITNESS my hand on this 3rd day of ~~February~~ March, 2004.

GAVIN C. JOHNSON

MINAKO S. JOHNSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 3rd day of ~~February~~ March, 2004, before me personally appeared **GAVIN C. JOHNSON AND WIFE, MINAKO S. JOHNSON,** to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal,

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $149,500.00

Marcia O Walton
MARCIA O. WALTON

Subscribed and sworn to before me, this 3rd day of ~~February~~ March, 2004.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

NAME & ADDRESS OF NEW OWNER:

Marcia O. Walton
C/O Susan Kelton, Realtor, Property Manager
4920 Thoroughbred Lane
Brentwood TN 37027

TAX BILLS SHOULD BE SENT TO:

Same As Above

THE LEGAL DESCRIPTION IN THIS DEED WAS TAKEN FROM THE PUBLIC RECORD, THE MOST CURRENT SURVEY, OR INFORMATION SUPPLIED BY THE PARTIES. PREPARER MAKES NO CLAIM AS TO ITS ACCURACY.