Davidson County Box 14-A
File No. 17211-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**. Charles L Johnston Affiant Subscribed and sworn to before me, this the 28th day of June, 2004. Notary Public My commission expires: 5/30/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/04 15:14 2pgs
Fees:13.00 Taxes:610.50
20040629-0077240

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 05/30/07

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles L. Johnston	**New Owner**	**Map 095-4, Parcel 230.00**
159 Spring Valley Road		
Nashville, TN 37214		

FOR AND IN 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,

Amy E. Chambers, Unmarried

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

Charles L. 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. 1 on the unrecorded plan of the Resubdivision of Lots 71 and others on the Plan of Bluefields of record in Book 843, page 34, Register's Office for said County, said Lot No. 1 being part of Lot Nos. 75 and 76 on said recorded Plan of Bluefields, and being described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, dated May 24, 1952, as follows:

Beginning at a point in the northerly margin of Spring Valley Road, 32 feet west of the common corners of Lots 75 and 76; thence northerly 245 feet to a point in the line between Lots Nos. 67 and 75, which point is 40 feet west of the common corner of Lots 66, 67, 75 and 76; thence easterly with the line between Lots 67 and 75, 40 feet to the common corner of Lots 67 and 66; and continuing in an easterly direction along the line between Lots 66 and 76, 53 feet to a point, which is 53 feet east of the common corner of Lots 75 and 76; thence southerly 241.6 feet to a point in the north margin of Spring Valley Road, said point being 60 feet east of the common corner of Lots 75 and 76; thence westerly along the northerly margin of said Road, 92 feet to the beginning.

Being the same property conveyed to Amy E. Chambers, an unmarried person by Deed from Regional Properties, Inc., of record in Instrument No. 20020626-0076824, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1140, Page 10, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Amy E. Chambers, pursuant to a Power of Attorney executed by same on the _____ day of June, 2004, of record in Instrument No. 20040629-0077239 **, Register's Office for &v28& County, Tennessee.**

This is Improved (X) Unimproved (____) property, known as: **159 Spring Valley Road, Nashville, TN 37214**

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 convenant 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 my/our hand(s) this **28th** day of **June, 2004.**

Amy E. Chambers

Amy E. Chambers

By: Jason A. Bates, Attorney in Fact

Jason A. Bates, Attorney in Fact

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

On this 28th day of June, 2004, before me personally appeared **Jason A. Bates**, to me known to be the person who executed the foregoing instrument in behalf of **Amy E. Chambers**, and acknowledged that he executed the same as the free act and deed of the said **Amy E. Chambers**.

Witness my hand and seal at the office of Nashville, Tennessee, this 28th day of June, 2004.

My Commission Expires: 5/30/07

Notary Public

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07