Davidson County DEEDWARR
Recvd: 08/05/04 12:10 5pgs
Fees:28.00 Taxes:2220.00
20040805-0094260

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bread & Company, Inc. 2209 Crestmoor Rd. Suite 305 Nashville, TN 37215	Same	19-131.02-0-205.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WINDFORD CRAIG JOHNSON, JR. ("Grantor") has bargained and sold, and by these presents transfers and conveys unto BREAD & COMPANY, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 4107 Hillsboro Road, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to taxes for the years 2004 and thereafter and matters shown on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and assigns to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 30th day of July, 2004.

Windford Craig Johnson
WINDFORD CRAIG JOHNSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Windford Craig Johnson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2004.

LAURA LINGO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Comm. Exp. Nov. 27, 2004

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value (whichever is greater) for this transfer is $600,000.

Affiant

Subscribed and sworn to before me, this 4th day of ~~July~~ August, 2004.

Notary Public

My Commission Expires:
January 26, 2008

JONI MILLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Jan. 26, 2008

EXHIBIT A

EXHIBIT A

Lot No. 1 – Land in the 9th Ward of the City of Nashville, formerly the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 and the southerly part of Lot No. 6 of Block "C" on the map of Hillsboro-Hobbs Road Subdivision, not of record, described together in part according to a survey made by J.R. Scott, Surveyor, December 5, 1939, in part according to a survey made by John M. Sullivan, County Surveyor, December 7, 1949, and in part according to a survey made by R.T. Snyder and W.H. Sproles, Surveyors, December 21, 1962, as follows:

Beginning at the intersection of the northwesterly margin of Hillsboro Road and the northerly margin of Hillsboro Drive; thence N, 38 degrees E. 49.20' with the northwesterly margin of Hillsboro Road to a point; thence N. 55 degrees 30' W. 213.11' to a point in the line between Lots Nos. 6 and 7 on said map, also being the easterly line of the property conveyed to Nelson Griswold, Jr. by deed from E. L. Savely and wife, as of record in Book 3368, page 311, Davidson County Register's Office, thence with the line between Lots Nos. 6 and 7 along Griswold's easterly line S. 11 degrees – 08' W. 59.77' to the northerly margin of Hillsboro Drive; thence with said margin S. 84 degrees – 22' E. 11.9' and S. 55 degrees – 30' E, 176' to the point of beginning.

Being the same property conveyed to Mrs. W.C. Johnson and Mrs. George Kesterson by Decree of the Davidson County Chancery Court, a certified copy of which is of record in Book 3531, page 464, Register's Office for Davidson County, Tennessee, the said Mrs. W.C. Johnson and Mrs. George Kesterson both being deceased.

Pursuant to the Last Will and Testament of Rebecca Vester Kesterson, recorded at Instrument No. 20020117-0006980, said Register's Office, property was devised to Barbara Ann Kesterson Wharton and George Branch Kesterson, Jr.

Pursuant to the Last Will and Testament of Evelyn Earnestine Johnson recorded at Instrument No. 20020118-0007947, said Register's Office, subject property was devised to Windford Craig Johnson, Jr.

EXHIBIT B

1. Taxes for 2004 and thereafter, a lien not yet due and payable.
2. Right of Way Deed to State of Tennessee of record in Book 4745, page 943, Register's Office for Davidson County, Tennessee.