313
Gullett
C.L.

Davidson County DEEDWARR
Recvd: 08/31/04 10:57 3pgs
Fees:18.00 Taxes:536.50
20040831-0105117

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, this 30 day of August, 2004. Notary Public My Commission Expires:

Address New Owner As Follows: Sappy Pants, GP 650 Wedgewood Avenue Nashville, TN 37203	Send Tax Bills To: New Owner	Map-Parcel Number: 105-07-0 294.00 105-07-0 295.00 105-07-0 297.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY B. JOHNSON,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAPPY PANTS, GP,** a Tennessee general partnership, hereinafter called the Grantee, its successors and/or assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 15 in the Plan of the Moore Tract, a plan of which is recorded in Book 137, page 91, said Register's Office.

Said easterly part of Lot No. 15 fronts 50 feet on the north side of Moore Avenue and extends back between parallel lines 148-1/4 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to J. Herbert Johnson and wife, Mary B. Johnson, by deed from Bill D. Saunders and wife, Linda A. Saunders, of record in Book 5456, page 599, Register's Office for Davidson County, Tennessee. J. Herbert Johnson having since died, thereby vesting title in Mary B. Johnson as surviving tenant by the entirety.

Tract II:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 15 on the Plan of the Moore Tract, as of record in Book 137, page 91, Register's Office for Davidson County, Tennessee.

Said part of Lot 15 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148-1/4 feet to a dead line.

Being the same property conveyed to Mary B. Johnson by Decree of record in Book 8446, page 865, Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being the south sixty (60) feet of Lot No. 16 on the plan of the Moore Tract, of record in Book 137, page 91, Register's Office for said County.

Said part of said lot fronts sixty (6) feet on the easterly margin of Martin Street and runs back between parallel lines along the north margin of Moore Avenue 100 feet to the west line of Lot No. 15.

Being the same property conveyed to J. H. Johnson and wife, Mary B. Johnson, by deed from Davis Smith Burnette, Jr., of record in Book 5288, page 481, Register's Office for Davidson County, Tennessee. J. H. Johnson having since died, thereby vesting title in Mary B. Johnson as surviving tenant by the entirety.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters shown on the Plan of record in Book 137, page 91, Register's Office for said County.

This is improved property known as 552, 554 and 556 Moore Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and/or assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of August, 2004.

Mary B. Johnson

Mary B. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY B. JOHNSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2004.

Mary B. Harlan
Notary Public

My Commission Expires: 7/24/2005