THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

FILE BOX 45

Our File Number: 19241K

MAP/GROUP/PARCEL: 083-12-0/180.00

NEW OWNER'S NAME AND ADDRESS:
SCOTT JOHNSTON
P.O. Box 55662
Lexington, KY 40555

SEND TAX BILLS TO:
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/01/04 12:50 2pgs
Fees:13.00 Taxes:424.06
20041101-0130785

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, CAROLYN VESTER, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto SCOTT JOHNSTON, A SINGLE MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

Being Lot No. 2 on the Plan of Twin Estates, Section 1, of record in Book 3842, Page 88, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Eastland Avenue at the corner of Lot Nos. 1 and 2; thence with the line between said two lots easterly 97.3 feet; thence north 65 deg. 49' east 67 feet; thence north 22 deg. 18' east 78.7 feet; thence north 79 deg. 15' west 150 feet to the easterly margin of Eastland Avenue; thence with the same south 20 deg. 14' west 101 feet to the beginning.

The subject property is improved property commonly known as, 2608 EASTLAND AVENUE, Nashville, TN 37206.

Being the same property conveyed to grantor herein by deed of record in Book 5271, Page 382, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Carolyn Vester
CAROLYN VESTER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CAROLYN VESTER, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28TH day of October, 2004.

David Kimbrough
NOTARY PUBLIC
My Commission Expires: 4-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $114,612.00.

Connie Hooper
AFFIANT

Sworn to and subscribed before me, this the 28TH day of October, 2004.

Patricia Nicholls
NOTARY PUBLIC
1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.