Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 09:31 3 pgs
Fees:18.00 Taxes:444.00

20041230-0154502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Deborah G. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-17-08

(AFFIX SEAL)

MICHAEL T. HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah G. Johnson (NAME)	SAME (NAME)	052-09-0
2649, 2651, 2653 Miami Ave. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	148,149,150
Nashville, TN 37214 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Guerry M. Jameson nka Guerry M. Jameson-McConnell, a married person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah G. Johnson, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Subject to the following:

1) **All matters noted on plat of record at Book 547, page 79, Register's Office for Davidson County, Tennessee;**
2) **Easements of record at Book 4002, pages 757 & 759, Book 10673, page 117, 120 & 123, said Register's Office, and otherwise of record;**
3) **Restrictions of record;**
4) **Title to that portion of the land lying below the ordinary low water mark of the Cumberland River;**
5) **Changes in the boundary of subject property resulting from erosion of accretion caused by the flow of the Cumberland River**
6) **Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River free from diminution or pollution**
7) **Easement for the flow of the waters of the Cumberland River and the rights of the public therein;**
8) **Zoning and/or health department regulations for the appropriate governmental authority;**
9) **Rights for public utilities and public rights of way**
10) **Matters that would be disclosed by an accurate survey.**

NOTE: The subject property is not the marital residence of the Grantor nor her spouse, and as such is not subject to homestead or other marital interest as contemplated by the Tennessee Code Annotated or at common law.

This is unimproved ( )
improved (X) property, known as 2649, 2651, 2653 Miami Avenue (House Number/Street) Nashville (City/Town) TN (State) 37214 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 28th day of Dec., 2004.

Guerry M. Jameson NKA Guerry M. Jameson-McConnell

GUERRY M. JAMESON NKA GUERRY M. JAMESON-MCCONNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Guerry M. Jameson nka Guerry M. Jameson-McConnell, a married person,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN,** this 28th **day of December, 2004.**

Notary Public

Commission Expires: 9/20/2008

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A" Legal Description:

Parcel One

Lots 24 and 25: Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the Map showing J. H. Gothard's Subdivision of 9.08 acres in Pennington's Bend, as of record in Book 547, page 79, Register's Office for said County.

Said Lots Nos. 24 and 25 front 50 feet on the westerly side of Miami Avenue and run back between parallel lines 170 feet, more or less, to the low water mark of the Cumberland River.

Being a portion of the same property conveyed to Leslie E. Jameson and wife, Guerry M. Jameson, by Warranty Deed from Mary Lou Resha, individually, and as legal guardian of Stacy Resha, dated January 26, 1983, recorded January 28, 1983, of record in Book 5999, page 623, and Re-recorded February 3, 1983, of record in Book 6002, page 157, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 5999, page 620, said Register's Office.

Parcel Two

Lot 26: Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of J. H. Gothard's Subdivision of 9.08 acres in Pennington's Bend, as of record in Book 547, page 79, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 175 feet, more or less, to the low water mark of the Cumberland River.

Being a portion of the same property conveyed to Leslie E. Jameson and wife, Guerry M. Jameson, by Warranty Deed from Mary Lou Resha, dated January 26, 1983, recorded January 28, 1983, of record in Book 5999, page 620, Register's Office for Davidson County, Tennessee.

NOTE: The said Leslie E. Jameson having since died on April 6, 1996, thereby vesting title to the above property in Guerry M. Jameson as surviving tenant by the entirety.

INCLUDED IN THIS CONVEYANCE IS A 1966 MARLETTE MOBILE HOME
VIN# G12360CD21X60612

Don J. McConnell