WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$138,000.00**.

Affiant

Subscribed and sworn to before me this the 14th day of January, 2005.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vegan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lori A. Johnson	**SAME**	**072-07-064.00**
1160 Kirkland Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Steve J. Donnelly

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

Lori A. Johnson, an unmarried woman

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:

Being the westerly one half of Lot No. 17 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee as follows:

Said westerly one half of Lot No. 17 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between parallel line 266.6 feet on the west line and 264 feet, more or less on the east line to a line in the rear measuring 50 feet on said rear line for a more complete and accurate description.

Being the same property conveyed to Steve J Donnelly, by Deed from Teri Campbell, dated 08/24/2000, of record in Instrument No. 200010120101204, Register's Office for Davidson County, TN.

This is improved (_X___) Unimproved (____) property, known as **1160 Kirkland Ave, Nashville, TN 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 **14th** day of **January, 2005.**

Steve J. Donnelly

Davidson County DEEDWARR
Recvd: 01/21/05 12:36 2 pgs
Fees:13.00 Taxes:510.60

20050121-0007988

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ COLLIER

Personally appeared before me, a Notary Public of said County and State, **Steve J. Donnelly,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **January, 2005.**

Richard A Schaeffer

Notary Public

My Commission Expires: 8/4/08

NOTARY PUBLIC STATE OF FLORIDA

RICHARD A. SCHAEFFER
MY COMMISSION # DD 322962
EXPIRES: August 4, 2008
Bonded Thru Budget Notary Services