WARRANTY DEED

G-HW-04-0214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: LARGE

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

MY COMMISSION EXPIRES: MAY 29, 2005

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther L. Frost	Esther L. Frost	
214, 216 and 300 McMillin Street (ADDRESS)	7632 Hwy. 70S (NAME) (ADDRESS)	92-12-329
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	92-12-332 AND 92-12-331

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT L. FORTI, UNMARRIED AND JOHN A. WILLIAMS AND WIFE, KAREN I. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ESTHER L. FROST, MARRIED AND HAROLD JOHNSON, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Davidson County DEEDWARR
Recvd: 02/03/05 13:04 3 pgs
Fees:18.00 Taxes:777.00
20050203-0012841

SEE ATTACHED EXHBIT "A"

This is not the principal residence for the grantors.

unimproved ( )
This is improved (X) property, known as 214, 216 and 300 McMillin Street, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 31st day of January, 2005.

Robert L. Forti

John A. Williams

Karen I. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Forti, and John A. Williams and Karen I. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

EXHIBIT "A"

MAP AND PARCEL 92-12-329.00

BEING THE SOUTHWESTERLY OR FRONT PART OF LOT NO. 31 ON THE GOVERNOR MCMILLIN PLAN OF OLD STATE PRISON LAND IN NASHVILLE, TENNESSEE AS OF RECORD IN BOOK 161, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF MCMILLIN AVENUE AND HYNES STREET; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID HYNES STREET NORTHWESTWARDLY 61 FEET, 10 INCHES, MORE OR LESS, TO THE SOUTHWEST CORNER OF A PART OF LOT NO. 31 CONVEYED TO EMMA IRVIN BY DEED FROM E. J. ROBERTS AND WIFE, OF RECORD IN BOOK 2015, PAGE 100, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHWESTERN BOUNDARY OF SAID IRVIN PROPERTY 56 FEET, 3 INCHES MORE OR LESS, TO THE SOUTHEASTERN BOUNDARY LINE OF LOT NO. 30 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 30 AND 31 SOUTHWESTWARDLY 61 FEET, 4 INCHES, MORE OR LESS, TO THE NORTHEASTERLY MARGIN OF SAID MCMILLIN AVENUE; THENCE WITH THE NORTHEASTERLY MARGIN OF SAID MCMILLIN AVENUE SOUTHEASTERLY 44.8 FEET TO THE BEGINNING.

MAP AND PARCEL 92-12-331.00.

BEING LOT 33 ON THE PLAN OF GOVERNOR MCMILLIN'S SUBDIVISION OF THE OLD STATE PRISON LANDS OF RECORD IN BOOK 161, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

MAP AND PARCEL 92-12-332.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 IN MCMILLIN'S SUBDIVISION OF THE OLD STATE PENITENTIARY LANDS OF RECORD IN BOOK 161, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HARROLD E. MATHENY TO ROBERT L. FORTI (1/2 UNDIVIDED INTEREST) AND JOHN A. WILLIAMS AND WIFE, KAREN I. WILLIAMS (1/2 UNDIVIDED INTEREST) AS RECORDED ON THE 29TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040629-0077107 AND AS TO PARCEL 331.00 AND 332.00 BY WARRANTY DEED FROM BRETT H. MASSEY TO ROBERT L. FORTI, 1/2 UNDIVIDED INTEREST AND JOHN A. WILLIAMS AND WIFE, KAREN I. WILLIAMS, 1/2 UNDIVIDED INTEREST AS RECORDED ON THE 5TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040505-0051275, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 161, page 119; Book 2031, page 56, Register's Office for Davidson County, Tennessee.