SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 02/23/05 15:29 2 pgs
Fees:13.00 Taxes:777.00
20050223-0019944

State of Tennessee
County of
The actual consideration or value whichever is greater is $210,000.00.

Subsribed and sworn before me this the 18th day of February, 2005.

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC (Affix Seal) WILLIAMSON COUNTY
11-22-05

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 01050030
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Ginger Johnson
1245 McGavock Pike
Nashville, TN 37216

Send tax bills to:
Owner

Map 072.07-0 Parcel 174.00

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

John Charles Taylor, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Ginger Johnson, unmarried and Joanna L. Stanfield, unmarried, tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Kenmore Place, a Plan which is of record in Plat Book 332, pages 32-33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John Charles Taylor by virtue of a Special Warranty Deed dated July 19, 2004, of record as Instrument No. 200407220087927, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1245 McGavock Pike, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 18th day of February, 2005.

John Charles Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named John Charles Taylor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February 2005.

My commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public