PROPERTY TAX INFORMATION:

OWNER: LaQuisha Johns
1004 Meridian Street
Nashville, TN 37207

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 82-3
Parcel: 234

Davidson County DEEDWARR
Recvd: 04/28/05 10:21 2 pgs
Fees:13.00 Taxes:362.60
20050428-0047303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Deborah Smith, married**, have bargained and sold and does hereby transfer and convey unto **LaQuisha Johns,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the 20W-18300 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being the north 10 feet of Lot No. 48 and the south 40 feet of Lot 49 on the Map of Benedict Land Co.'s Subdivision of the Lindley Tract as of record in Book 332, Page 40, Register's Office for said County.

SAID parts of said lots adjoins and front together 50 feet on the west side of Meridian street and run back between parallel lines 173 1/2 feet to an alley.

Being the same property conveyed to Deborah Smith, a Married person by Warranty Deed from 1004 Meridian Street Trust, First Jordan, LLC as Trustee with full power to sell, mortgage and convey without joinder of any beneficiary dated February 8, 2005 and filed for record in Instrument No. 20050216-0017343, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, her heirs and assigns, forever.

We, the undersigned, covenants with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

We, the undersigned, further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this deed.

WITNESS OUR HAND, this the 19th day of April, 2005.

Deborah Smith

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 19th day of April, 2005, before me personally appeared Deborah Smith, married , to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 19th day of April, 2005.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

/G4136