WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/05 11:06 2 pg:
Fees:13.00 Taxes:347.80

20050512-0053651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 94,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00651

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Adonay Giron	Same	MAP:086-16 0
4404 -4406 Gina Brooke Drive		Parcel:061.00
Nashville, TN 37076		

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

BILLY R. JOHNSON,AND WIFE, NELL JOHNSON

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

ADONAY GIRON AND ESMERELDA MEJICANOS,
AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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

SEE EXHIBIT "A"

This is improved property known as 4404 -4406 Gina Brooke Drive, Nashville, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, itssuccessors 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 our hand on the 4th day of May, 2005.

Billy R. Johnson

Billy R. Johnson

Nell Johnson

Nell Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BILLY R. JOHNSON AND NELL JOHNSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of May, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 146 ON THE PLAN OF GINA BROOKE SUBDIVISION, OF RECORD IN BOOK 5800, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO BILLY R. JOHNSON AND WIFE, NELL B. JOHNSON BY QUITCLAIM DEED FROM BILLY R. JOHNSON AND NELL B. JOHNSON, BEING ALL OF THE SURVIVING MEMBERS OF B & N PROPERTIES, LLC HAVING SINCE DISSOLVED, AND ALL ASSETS HAVING VESTED INTO THE SURVIVING MEMBERS, RECORDED ON NOVEMBER 22, 2000 IN INSTRUMENT NO. 20001122-0115586, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.