Davidson County DEEDWARR
Recvd: 07/11/05 10:29 2 pgs
Fees:13.00 Taxes:706.70
20050711-0079745

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 215
Brentwood, Tennessee 37027

FROM: C. Davis Johnson and Sharon E. Johnson, Grantors
TO: Sarah G. Joy and Christopher Weaver, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Sarah G. Joy and Christopher Weaver 3413 Cobble Street Nashville, TN 37211	Same as Owner	172-12-0-B-257.00-CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $191,000.00.

Affiant 07/5/05

Subscribed and sworn to before me this the 5th day of July, 2005.

My commission expires: 5/24/08

NOTARY PUBLIC

PATRICIA G. HORNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **C. Davis Johnson** and **Sharon E. Johnson**, husband and wife, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Sarah G. Joy** and **Christopher Weaver**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of Bradford Hills, Section Ten, of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 495, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to C. Davis Johnson and wife, Sharon E. Johnson by deed, recorded 04/08/1998 in Book 10879, page 857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

This conveyance is subject to any and all restrictions and easements of record.

The above-described property is improved property known as: 3413 Cobble Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 5th day of July, 2005.

"GRANTORS"

C. Davis Johnson

C. Davis Johnson
By Brian Harris Attorney-In-Fact

Sharon E. Johnson

Sharon E. Johnson
By Brian Harris Attorney-In-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Brian Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in behalf of the C. Davis Johnson and Sharon E. Johnson, and acknowledged that he executed the same as the free act and deed of the said C. Davis Johnson and Sharon E. Johnson.

WITNESS my hand and official seal at Brentwood, Tennessee this 5th day of July, 2005.

My commission Expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008