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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 14:38 2 pg
Fees:13.00 Taxes:351.50
20050803-0091168

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Kenneth Johnstone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 114, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Johnstone (NAME)	SAME (NAME)	MAP 072-04
1705 Golf Street (ADDRESS)	(ADDRESS)	PARCEL 160
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Living Trust of Ruth Virginia Null

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Johnstone and wife, Mary Johnstone

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

Land in Davidson County, Tennessee, being the westerly 150 feet on Lot No. 21 on the Plan of Block "A", Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 21 fronts 80 feet on the northeasterly side of Golf Street and runs back 150 feet to a dead line, measuring 80 feet, more or less, thereon.

BEING the same property conveyed to The Living Trust of Ruth Virginia Null by Warranty Deed from Ruth Virginia Null of record in Book 9077, page 264, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Jimmy Darrell Null being one and the same person as Jimmy D. Null.

unimproved ( )
This is improved (X) property, known as 1705 Golf Street, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 genders.

Witness our hand S this 1st day of August, 2005

The Living Trust of Ruth Virginia Null
By: Ruth Virginia Null
Ruth Virginia Null, Grantor

Ruth Virginia Null
Ruth Virginia Null, Individually

Attest: Jimmy D. Null
Jimmy Darrell Null, Trustee

Jimmy D. Null
Jimmy Darrell Null, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Darrell Null, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of The Living Trust of Ruth Virginia Null, and in his capacity as such Trustee , acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of August, 2005.



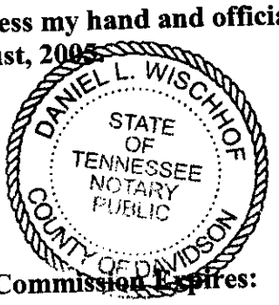
Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Virginia Null, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Grantor of The Living Trust of Ruth Virginia Null, and in her capacity as such Grantor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of August, 2005.

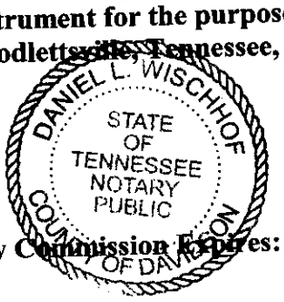


Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Virginia Null and Jimmy Darrell Null, the bargainors, 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 Goodlettsville, Tennessee, this the 1st day of August, 2005.



Notary Public

My Commission Expires: 9/22/07