THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24727-09-2005** **Record & Return To:** **Greater Nashville Title** **200 Madison Street** **Nashville, TN 37208**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $292,500.00 Affiant Subscribed and sworn to before me this 15th day of September, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP 22, 2007

WARRANTY DEED

Address New Owner: **Anona K. Johnson** **204 Mockingbird Rd.** **Nashville, TN 37205**	**Send Tax Bills To:** **Same as New Owner**	**Tax Information:** Map No.104 00 0 Parcel No. 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin McGinn, Married and Crews Johnston, III., Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANONA K. JOHNSON** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3514 Gillespie Avenue, Nashville, TN 37205
Subject property is not the principal residence of the Grantors or their spouses.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2005.

Kevin McGinn

Crews Johnston, III.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin McGinn and Crews Johnston, III.**, 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, at office, this 15th day of September, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Davidson County DEEDWARR
Recvd: 09/20/05 14:26 2 pgs
Fees:13.00 Taxes:1082.25

20050920-0113118

EXHIBIT "A"

A tract of land in the Twenty-Fifth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being the easterly one-half of Lot No. 9 on the plan of Joseph Warner's Subdivision as of record in Book 332, page 154, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., Job Number 2002-991, dated, November 22, 2002 and proceeding as follows:

Beginning at a concrete monument (old) on the northerly right-of-way line of Gillespie Avenue (a 60-foot wide right-of-way) on the southwesterly right-of-way line of Interstate 440 (right-of-way width varies) on the southwesterly right-of-way line of Interstate 440 (right-of-way width varies); said concrete monument being situated easterly 268 feet, more or less, from the intersection of the northerly right-of-way line of Gillespie Avenue and the easterly right-of-way line of Elmington Avenue (a 60-foot wide right-of-way); thence,

1) With the northerly right-of-way line of Gillespie Avenue, South 63° 28' 07" West 52.13 feet to an iron rod (old); thence
2) Leaving the northerly right-of-way line of Gillespie Avenue with the westerly one-half of Lot No. 9 as shown on the aforementioned plan of Joseph Warner's Subdivision, North 26° 09' 27" West, 140.27 feet to an iron rod (new) in the southerly property line of Lot No. 6 on said Joseph Warner's Subdivision; thence,
3) With the southerly property line of said Lot No. 6, in part, North 57° 28' 01" East, 26.93 feet to an iron rod (new) on the southwesterly right-of-way line of said Interstate 440; thence
4) With the southwesterly right-of-way line of Interstate 440, South 53° 09' 52" East, 53.20 feet to a concrete monument (old); thence
5) South 26° 52' 59" East, 95.54 feet to the point of beginning and containing 6,732 square feet or 0.155 acres, more or less as calculated by the above courses and distances.

Being part of the same property conveyed to Kevin McGinn and Crews Johnston, III. by Quitclaim Deed dated December 9, 2003 from Elmington Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20031210-0177330, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 154, Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zoning Overlay of record in Bill No. BL2000-364 and made applicable by Bill No. BL2000-476, Metro Clerk's Office for Davidson County, TN.
4. Lack of direct access to and from controlled access highway (I-440).