This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050686

Davidson County DEEDWARR
Recvd: 10/07/05 10:27 2 pgs
Fees:13.00 Taxes:369.63

20051007-0121233

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Montgomery
The actual consideration or value, whichever is greater for this transfer is **$99,900.00**

Byron Scott Johnston
Affiant

Subscribed and sworn to before me, this 27 ~~26th~~ day of September, 2005.

Nila Crouch
Notary Public
My commission expires: 2-11-2008

NILA CROUCH NOTARY PUBLIC STATE AT LARGE KY.

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Ryan Glore 4031 & 4033 Edwards Avenue Nashville, Tennessee 37216	Ryan Glore 4031 & 4033 Edwards Avenue Nashville, Tennessee 37216	061 10 0 055.00

WARRANTY DEED

For and in 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, **Byron Johnston, an unmarried man, being also known as Byron Scott Johnston**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan Glore,** hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1, Re-Subdivision of Lot No. 146 on the Plan of Maplewood Heights Subdivision, as of record in Book 5190, page 427, Register's Office for Davidson county, Tennessee, to which plan reference is herein made for a more complete legal description thereof.

BEING the same property conveyed to Byron Johnston, also known as Byron Scott Johnston, by deed Dated January 31, 2005 from Ben P. Adams and wife, Mary G. Adams of record in Instrument No. 20050208-0014674, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4031 and 4033 Edwards Avenue, Nashville, TN 37216. Formerly known as 4023-C and 4023-D Edwards Avenue, Nashville, TN and incorrectly identified in Instrument No. 20050208-0014674 as 4029 Edwards Avenue, Nashville, TN.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Plat Book 5190, Page 427, Register's Office of Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 4260, Page 535, Register's Office of Davidson County, Tennessee.

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TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Byron Scott Johnston , sign this Warranty Deed on this the ~~26th~~ 27 day of September, 2005.

Byron Scott Johnston

STATE OF Kentucky
COUNTY OF Montgomery

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

Witness my hand and seal this the ~~26th~~ 27 day of September, 2005.

Dila Crouch
Printed Name: Dila Crouch
Notary Public

My Commission Expires:
2/11/2008