FILE NUMBER
259452 (3)

WARRANTY DEED

The actual consideration or value for this transfer is $ 141,000.00.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29th day of SEPTEMBER, 2005.

NOTARY PUBLIC
AT LARGE
My Commission Expires: 3-22-2008

LEROY JOHNSTON NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 10/12/05 13:50 2 pgs
Fees:13.00 Taxes:521.70
20051012-0123008

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05090004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Josh B. McKenzie, 327 Peachtree St Nashville TN 37211	SAME AS OWNER	119-5 / 13.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Josh B. McKenzie, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **KINNIE A. JOHNSON**, and wife, **BARBARA A. JOHNSON**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JOSH B. MCKENZIE, the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Young Brothers Construction Company of record in Instrument No. 20007260073963, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kinnie Johnson by Quitclaim Deed dated October 20, 2000, from Young Brothers Construction Company, Inc., a Tennessee Corporation of record in Instrument No. 20001024-0105452, Register's Office for Davidson County, Tennessee. Barbara A. Johnson executes this instrument to convey any interest she may have marital or otherwise.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 327-A Peachtree Street, Nashville, TN. 37211.

Witness our hands this 29th day of SEPTEMBER, 2005.

Kinnie A. Johnson

Barbara A. Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named **Kinnie A. Johnson and Barbara A. 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 Nashville, Tennessee this 29 day of SEPTEMBER, 2005.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-08

My Commission Expires MAR. 22, 2008

****

WARRANTY DEED

From: **Kinnie A. Johnson**
and wife,
Barbara A. Johnson

To: **Josh B. McKenzie**

Property:

327 Peachtree Street
Nashville, TN. 37211

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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