Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 12:51 3 pgs
Fees:18.00 Taxes:499.50

20051026-0129322

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 2005

Laurie A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELLIS GALYON & WAYNE JUSTICE (NAME)	same (NAME)	MAP 92-8
1211 JO JOHNSTON AVENUE (ADDRESS)	(ADDRESS)	PARCELS 62 & 63
NASHVILLE, TN 37203 (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, Edith B. Stuart, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis Galyon and Wayne Justice

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:

Tract 1:
1212 Jo Johnston Avenue
Map 92-8 Parcel 62

Land in Davidson County, Tennessee, being Lot No. 142 in Watkins Subdivision of Lots 131 and 132 and other lots of McNairy Mansion House Tract, called Watkins Estate Plan as recorded in Book 57, page 13, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 142 fronts 48 feet on the northerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines with the West margin of an alley 177 feet to an alley in the rear.

Tract 2:
1214 Jo Johnston Avenue
Map 92-8 Parcel 63

Land in Davidson County, Tennessee, being parts of Lot Nos. 140 and 141, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County, described as follows:

CONTINUED

This is improved (X) unimproved ( ) property, known as 1212 & 1214 Jo Johnston Avenue, Nashville, TN 37203
(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 my hand this 21st day of October, 2005

x Edith B Stuart

Edith B. Stuart

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 Edith B. Stuart

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of October 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Beginning on the northerly margin of Jo Johnston Avenue, formerly Line Street, or Watkins Avenue, the corner between Lot Nos. 141 and 142 on said plan; thence with the line between said Lot Nos. 141 and 142 northerly 177 feet to the southerly margin of an alley; thence with said alley westerly 68 2/3 feet; thence parallel with the first line southerly 77 feet; thence parallel with said Avenue, easterly 33 1/3 feet; thence parallel with the first line southerly 100 feet to the northerly margin of said Avenue; thence with said margin easterly 33 1/3 feet to the beginning.

Being part of the same property conveyed to Edith B. Stuart by Oder of the Probate Court of record in Instrument No. 20020219-0020733, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, page 13, said Register's Office.

The legal description is the same as the previous deed of record.