Return To:
#500785

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2005.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Notary Public

My Commission Expires: March 23, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/03/05 09:17 2 pgs
Fees:13.00 Taxes:665.63
20051103-0133003

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kimberly A. Johnston
336 Bellevue Rd.
Nashville, TN 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
AmSouth
2050 Parkway Office Circle
Birmingham, AL 35244

MAP-PARCEL NUMBERS:

142-00-0-358.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry C. Cole, and Wife, Melissa K. Cole hereinafter referred to as Grantors, hereby transfers and conveys to Kimberly A. Johnston and Jace A. Johnston, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 2 on the Plan of The Kelly Property of record in Instrument No. 20030528-0071889, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry C. Cole, and Wife, Melissa K. Cole by Special Warranty Deed from Amsouth Bank of record in Instrument No. 20030728-0105337, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20030528-0071889, Register's Office of said County.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 336 Bellevue Rd., Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of October, 2005.

Jerry C. Cole

Melissa K. Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jerry C. Cole and Melissa K. Cole, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 27th day of October, 2005.

Notary Public

My Commission Expires: 11/2/07

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON

My Commission Expires 11/

251000631