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Davidson County DEEDWARR
Recvd: 11/23/05 14:09 2 pgs
Fees:13.00 Taxes:240.50
20051123-0141965

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $65,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2005. Notary Public My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Steven Johnson 2721 Live Oak Road Nashville, TN 37219	SunTrust Mortgage, Inc. 201 4th Ave N, 7th Floor Nashville, TN 37219	119-10-0 148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. ALEXANDER AND WIFE, JUDITH M. ALEXANDER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEVEN JOHNSON, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the westerly side of Live Oak Road and runs back between parallel lines 187 feet to a dead line.

Being the same property conveyed to James H. Alexander and wife, Judith M. Alexander, by deed from Tom E. Gillis and wife, Jessie Gillis, of record in Book 6120, page 759, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 2721 Live Oak Road, Nashville, TN 37212. GJA. gma

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, his heirs and assigns, forever; and we 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22nd day of November, 2005.

James H. Alexander

James H. Alexander

Judith M. Alexander

Judith M. Alexander

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES H. ALEXANDER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2005.

Notary Public

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/2007

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH M. ALEXANDER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.