THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37230

Our File Number: 22618S

MAP/GROUP/PARCEL: 091-16-0-225.00

NEW OWNER'S NAME AND ADDRESS:
DAVID B. JOHNSON
4202 NEVADA AVENUE
NASHVILLE, TN 37209

Davidson County DEEDWARR
Recvd: 11/30/05 15:14 2 pgs
Fees:13.00 Taxes:715.95
20051130-0144111

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KRISTEN A. OHLUND-BENDER, a single woman, hereinafter called Grantor, does hereby transfer and convey unto, DAVID B. JOHNSON, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 103, of Block 3 on the Map of Charlotte Park Addition, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
> Said Lot No. 103 fronts 50 feet on the northerly side of Nevada Avenue and runs back between parallel lines 180 feet to an alley.
>
> The subject property is improved property known as 4202 NEVADA AVENUE, Nashville, TN 37209.
>
> BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20000928-0095960, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KRISTEN A. OHLUND-BENDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, KRISTEN A. OHLUND-BENDER, a single woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $193,500.00.

11-22-5
AFFIANT

Sworn to and subscribed before me, this the 22nd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY