24B

(2)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/06 10:04 2 pgs
Fees:13.00 Taxes:2497.50

20060130-0011157

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 2006

NOTARY PUBLIC AT LARGE Notary Public

MY COMMISSION EXPIRES: 4/24/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grant E. Johnisee | NEW OWNERS | MAP 51-11-0 |
| (NAME) | (NAME) | |
| 1212 Gallatin Pike, S | 1212 Gallatin Pike, S | PARCEL 116 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison, TN 37115 | |
| (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, James A. McMahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grant E. Johnisee and wife, Pauline Johnisee

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:

BEING Lot No. 2, on the Plan of Douglas B. Kays Subdivision, of record in Plat Book 9700, Page 237, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Douglas B. Kays by deed from Sears, Roebuck and Co., a New York corporation, of record in Book 8738, Page 727, Register's Office, Davidson County, Tennessee. BEING the same property conveyed to James A. McMahan by Quitclaim Deed from Douglas B. Kays of record in Instr. No. 20060130 0011156, Register's Office, Davidson County, Tennessee.

The above legal description was obtained from the recorded plat.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantees; all matters as set out on the Plan of record Plat Book 9700, page 237; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 3508, page 102, Book 3508, page 114, Book 3508, page 118, Book 3508, page 194, and Book 4073, page 580; Utility Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board as

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1212 Gallatin Pike S, Madison, TN 37115
(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 24th day of January 2006

James A. McMahan

James A. McMahan

JAN Z. OLEKSYSZYN
Commission # 1406641
Notary Public — California
Los Angeles County
My Comm. Expires Mar 22, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. McMahan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ LOS ANGELES, CALIFORNIA ~~Tennessee~~, this 24TH day of January 2006.

Commission expires MARCH 22, 2007

Jan Z. Oleksyszyn
Notary Public

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

set out in Book 4166, page 239; Sidewalk Exit Easement as set out in Book 9904, page 95; Ingress and Egress Easement as set out in Book 9904, page 98, said Register's Office. Subject to the rights and claims of parties in possession and to any and all leases not of record.