ADDRESS NEW OWNER and
SEND TAX BILLS:
ROBERT B. JOHNSON
100 Chinoe Rd.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
81 - 8 - 489

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HUGH E. BROOKS, JR. and wife, GRACE HOWARD BROOKS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to ROBERT B. JOHNSON, unmarried, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 30 and part of Lot No. 31, both in D. T. McGavock's Homestead Addition to Nashville, as of record in Book No. 57, Page 9, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 and said part of Lot No. 31 adjoin and together front 36 feet on the westerly side of 6th Avenue, North and runs back between parallel lines 175 feet to an alley, and further described as follows: Being the northerly 14 feet of Lot No. 30 and the southerly 22 feet of Lot No. 31 in said Addition beginning in the westerly margin of 6th Avenue, North at a point 36 feet North from the line between Lot No. 29 and 30 in said Addition; thence north with said westerly margin of 6th Avenue, North, 36 feet; thence westerly and parallel with the line between Lot 29 and 30 as aforesaid 175 feet to the easterly line of an alley; thence with said southerly 36 feet; thence easterly 175 feet to the place of beginning.

Being the same property conveyed to Hugh E. Brooks, Jr. and wife, Grace Howard Brooks by deed dated February 14, 1989 of record in Book 4474, Page 245, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1619 6th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are 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 as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/23/06 13:23 2 pgs
Fees:13.00 Taxes:314.50
20060223-0021276

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 21 day of February, 2006.

Hugh E. Brooks Jr
HUGH E. BROOKS, JR.

Grace H. Brooks
GRACE HOWARD BROOKS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HUGH E. BROOKS, JR. and wife, GRACE HOWARD BROOKS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of February, 2006.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

AFFIANT

Subscribed to and sworn before me, this the 21 day of February, 2006.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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