WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel R. Green	New Owner	Map
417 McIver Street		Group
Nashville, TN 37211		Parcel

FOR AND IN 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

David M. Johnson, Devisee of the Estate of Mattie G. Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel R. Green, married

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 Nos. 43 and 44 on the map of Patterson's Subdivision of Maple Hill, as of record in book 332, page 75, Register's Office for said County.
Said lots Nos. 43 and 44 front 50 feet each on the on the southerly side of McIver Street and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mattie G. Johnson and Husband, Henry Johnson, by Deed of Record in Book 2012, Page 425, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie G. Johnson and husband, Henry Johnson by Deed of Record in Book 2012, page 425, Register's Office for Davidson County, Tennessee. The said Henry Johnson having predeceased Mattie G. Johnson. See Will of record in File No. 04P-1500 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 417 McIver Street, Nashville, TN 37211

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 3rd day of March, 2006.

David M. Johnson
Devisee of the Estate of Mattie G. Johnson

Davidson County DEEDWARR
Recvd: 03/07/06 10:21 2 pgs
Fees:13.00 Taxes:251.60

20060307-0026125

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Johnson, Devisee for the Estate of Mattie G. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Devisee of the Estate of Mattie G. Johnson and as such Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at Brentwood, Tennessee, this 3rd day of March, 2006.

My Commission Expires: 1/24/09

NOTARY PUBLIC

