03

Tenth Title
58-A

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 0602006

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$120,000.00**

Affiant

Subscribed and sworn to before me, this **02/27/06**

Notary Public
My commission expires: 02/03/10

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 03/23/06 13:55 2 pgs
Fees:13.00 Taxes:444.00
20060323-0033455

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Gregory Thornton 1119 CAHAL AVE. NASHVILLE, TN 37206	1ST TRUST BANK FOR SAVINGS P.O. BOX 17257 MEMPHIS, TN 38187-0257	072140010 0

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Byron Scott Johnston, a married man** (being also identified as Byron Scott Johnson) hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Gregory Thornton,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, TN,** described as follows; to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 10 in E.T. Brown's Subdivision of part of Lot No. 1 on the Cahal Plan as of record in Plat Book 332, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 50 feet on the northerly side of Cahal Avenue and extends back between parallel lines 256 feet, more or less, to an alley.

BEING the same property conveyed to Byron Scott Johnson, unmarried (being correctly known as Byron Scott Johnston) from Robert Christopher Woodard by Warranty Deed dated March 1, 2004 and recorded March 4, 2005 or record in Instrument No. 20050304-0024448, Register's Office of Davidson County, Tennessee.

This property is improved property known as **1119 Cahal AV, Nashville, TN 37206**

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property, all items set out on any applicable plat of record, and taxes for 2006 and subsequent years prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

Laura Elizabeth Johnston, spouse of Byron Scott Johnston joins in this conveyance for purpose of conveying any and all marital, homestead or other interest she may have in said property.

In witness, whereof, I Byron Scott Johnston, sign this Warranty Deed on this the 22 day of February, 2006.

Byron Scott Johnston

Laura Elizabeth Johnston

STATE OF Kentucky

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Byron Scott Johnston** and **Laura Elizabeth Johnston** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 22 day of February, 2006.

Notary Public

My Commission Expires:

3-17-08