WARRANTY DEED

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$254,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALFRED W. JOHNSTON	SUNTRUST BANK	**82-16-207**
(NAME) **617 FATHERLAND STREET**	(NAME) 201 4th Ave N. 7th Floor	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Nashville, TN 37219	
(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, **MARGARET ELIZABETH GIUFFRIDA and PAUL BURCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALFRED W. JOHNSTON AND WIFE, PALMER G. JOHNSTON**, 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:

CERTAIN LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (THE PROPERTY):

BEING LOT NO. 82 ON THE PLAN OF HENRY BLOOD'S ADDITION TO EDGEFIELD, OF RECORD IN BOOK 21, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 82 FRONTS 50.0 FEET ON THE NORTH SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES 170.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARGARET ELIZABETH GIUFFRIDA AND PAUL BURCH BY DEED FROM MARGARET ELIZABETH GIUFFRIDA OF RECORD IN INSTRUMENT NO. 200006070057033 DATED MAY 24, 2000 AND RECORDED JUNE 7, 2000 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **617 FATHERLAND STREET, NASHVILLE, TN 37206**

(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 **our hands** this **30th day of March, 2006.**

MARGARET ELIZABETH GIUFFRIDA

PAUL BURCH

Davidson County DEEDWARR
Recvd: 04/06/06 09:56 2 pgs
Fees:13.00 Taxes:939.80

20060406-0039499

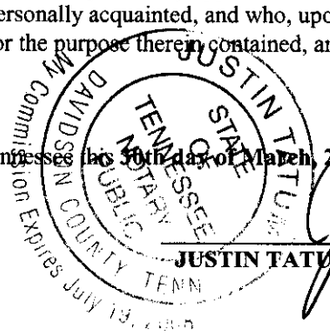
STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **MARGARET ELIZABETH GIUFFRIDA and PAUL BURCH** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th** day of **March, 2006**.

Commission expires: **July 19, 2006**



JUSTIN TATUM Notary Public