Davidson County DEEDWARR
Recvd: 04/06/06 14:31 3 pgs
Fees:18.00 Taxes:710.40

20060406-0039885

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny V. Crow, Jr.	Community First Bank & Trust	82-9-222
P. O. Box 665	601 N. Garden Street	1W 7920
Lyles, TN 37098	Columbia, TN 38401	

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, I/WE,

Donald Johnson and wife, Laura Jane Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny V. Crow, Jr.

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Donald Johnson and wife, Laura Jane Johnson, by Warranty Deed from Guardian Electric Corporation, a Tennessee corporation, of record in book 7561, Page 236, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1307 2nd Avenue North, Nashville, TN 37208

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/our____ hand(s)_____ this 4th day of April, 2006

Donald Johnson

Laura Jane Johnson

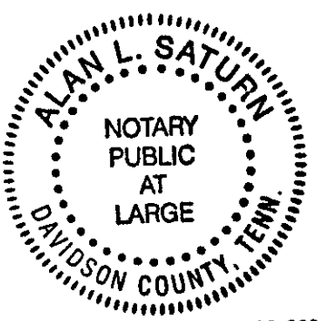
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Donald Johnson and wife, Laura Jane Johnson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2006

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006

LAND LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF SECOND AVENUE NORTH 116 FEET NORTH OF THE NORTHERLY MARGIN OF MONROE STREET BEING A PART OF LOTS 23 AND 24, H.W. McGAVOCK'S ADDITION TO NASHVILLE RECORDED IN BOOK 17, PAGE 640 REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 4-3-06 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SECOND AVENUE NORTH (49.5 FOOT WIDE RIGHT OF WAY), SAID ROD BEING LOCATED N 27°02'16" W 116.00 FEET FROM THE NORTHWEST RIGHT OF WAY INTERSECTION OF MONROE STREET (30 FOOT WIDE RIGHT OF WAY) AND SAID SECOND AVENUE NORTH AND BEING THE NORTHEAST CORNER OF THE WILLIAM D. COLE LAND (INST.#20000111-0003970 R.O.D.C., TN.) AND BEING 26 FEET SOUTH OF THE ORIGINAL FRONT CORNER OF LOTS 23 AND 24 , PLAN OF H.W. McGAVOCK'S ADDITION TO NASHVILLE (BOOK 17, PAGE 636 R.O.D.C., TN.); THENCE LEAVING SAID WESTERLY MARGIN OF SECOND AVENUE SOUTH WITH SAID COLE S 63°21'03" W 134.33 FEET TO AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF AN ALLEY (16' FOOT WIDE RIGHT OF WAY); THENCE WITH SAID ALLEY N 27°02'16" W (PASSING THE ORIGINAL REAR CORNER OF SAID LOTS 23 AND 24 AT 26 FEET) FOR A TOTAL DISTANCE OF 86.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE JULIA JOHNSON LAND (BOOK 4827, PAGE 358 R.O.D.C., TN.); THENCE WITH SAID JOHNSON N 63°21'03" E 134.33 FEET TO AN IRON ROD (NEW) IN THE WESTERLY MARGIN OF SAID SECOND AVENUE NORTH; THENCE WITH SAID WESTERLY MARGIN S 27°02'16" E 86.00 FEET TO THE POINT OF BEGINNING CONTAINING 11552.38 SQ. FT. OR 0.27 ACRES