RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44578

Davidson County DEEDWARR
Recvd: 04/18/06 09:15 2 pgs
Fees:13.00 Taxes:277.50
20060418-0043825

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2006

Janel L McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07

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
Jillian Etherington	NEW OWNER	92-6-442 AND 92-6-433
1817 Jefferson Street		
Nashville, TN 37208		

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,

Melvin S. Johnson and wife, Whelen J. Johnson

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

Jillian Etherington, a single person

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:

TRACT ONE:

Being Lot No. 8 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said Lot No. 8 fronts 42 feet on the east side of Lena Street and runs back between parallel lines 120 feet along the north margin of a 15-foot alley to a 20-foot unopened street, called 27th Avenue, North.

Included in this description but excluded herefrom is the tract conveyed to the Metropolitan Government of record in Book 5815, Page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin S. Johnson by Warranty Deed from Herbert Miller and wife, Louise Miller, of record in Book 5711, Page 254, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Melvin S. Johnson and wife, Wheelen J. Johnson, of record in Book 5815, Page 128, said Register's Office.

TRACT TWO:

LAND in Davidson County, Tennessee, being the northerly 37 feet of Lot No. 13 and the southerly one foot of Lot 12 on the map of Lena Court, as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Included in this description but excluded herefrom is the property conveyed to Timothy Calvo and wife, Tina Calvo, of record in Instrument No.: 20041103-0132188, said Register's Office.

Being the same property conveyed to Melvin S. Johnson and wife, Whelen J. Johnson by Warranty Deed from Hilmar Kleeman, Ernestyne Kleeman Osman (now Mueller), and Patricia Kleeman Goldstein, of record in Book 5591, Page 667, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 800 and 813 Lena Street, 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 10th day of April, 2006

Melvin S. Johnson

Whelen J. Johnson

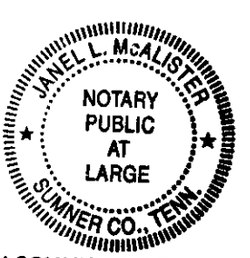
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Melvin S. Johnson and wife, Whelen J. 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 10th day of April, 2006

Notary Public

My Commission Expires: 3-27-07



MY COMMISSION EXPIRES:
MARCH 27, 2007