RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44609

Davidson County DEEDWARR
Recvd: 05/04/06 12:22 2 pgs
Fees:13.00 Taxes:1110.00
20060504-0051991

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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
William H. Johnson	Bank of America, N.A.	93-11-162
621 South 2nd Avenue	900 W. Trade Street	
Nashville, TN, 37210	Charlotte, NC 28255-0001	

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,

Jerry C. Pendergrass, unmarried

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

William H. Johnson, unmarried

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 "C" on the Subdivision of Lot No. 2 in J. W. Campbell's Plan, as of record in Minute Book A, page 18, Chancery Court for Davidson County, Tennessee.

SAID Lot No. "C" fronts 38 feet on the west side of 2nd Avenue, South and extends back between parallel lines 143-1/2 feet to an alley.

BEING the same property conveyed to Jerry C. Pendergrass, Unmarried, by Warranty Deed from James S. F. Boyd, Unmarried, of record in Book 10001, Page 949, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20060317-0031271, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 621 South 2nd Avenue, Nashville, TN 37210

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 28th day of April, 2006

Jerry C. Pendergrass by Alan D. Mazer A/F

Jerry C. Pendergrass
By: Alan D. Mazer, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of April, 2006, personally appeared Alan D. Mazer, to me known to be the person who executed the foregoing instrument on behalf of Jerry C. Pendergrass as Attorney in Fact, and acknowledged that Alan D. Mazer executed the same as the free act and deed of the said Jerry C. Pendergrass.

Witness my hand and official seal this 28th day of April, 2006.

Notary Public

My Commission Expires: 7/29/2006

