*This Instrument Prepared By:*
**John T. Gwin, Attorney at Law**
**2800 North Mt. Juliet Road**
**Mt. Juliet, Tennessee 37122-3008**

ADDRESS NEW OWNER:
**Pierre D. Johnson**
**937 Horse Mountain Road**
**Shelbyville, Tennessee 37160**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Wilson Bank & Trust**
**623 West Main Street**
**Lebanon, TN 37087**

Davidson County DEEDWARR
Recvd: 06/21/06 09:16 3 pgs
Fees:18.00 Taxes:629.00
20060621-0073926

MAP **118-01-0**
GROUP
PARCEL **195.00**

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arrie Lee Johnson** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **Pierre D. Johnson and wife, Loretta L. Johnson,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 73 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office, Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the southerly side of Gilmore Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Arrie Lee Johnson by deed from Michael A. Adkins and wife, Avis W. Adkins dated November 23, 1982, of record in Book 5969, page 799, Register's Office for Davidson County, Tennessee.

This is improved property known as 1007 Gilmore Avenue, Nashville, Tennessee 37204.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien not yet due and payable. Map 118-01-0, Parcel 19.500 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantor further covenants and binds herself, her 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.

WITNESS my hand this the 20th day of June, 2006.

Arrie Lee Johnson

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Arrie Lee Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of June, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILSON COUNTY

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY