File Box 30

Davidson County DEEDWARR
Recvd: 06/27/06 13:48 2 pgs
Fees:13.00 Taxes:647.50

20060627-0076820

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $175,000.00.

Subsribed and sworn before me this the 26th day of June, 2006.

Affiant

Notary Public

(Affix Seal)

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

WARRANTY DEED

This instrument prepared by:
If Return TO:
SOUTHEAST TITLE of Tennessee, Inc. 600393
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Tony L. Johnston
7476 Highway 70 South
Nashville, TN 37221

Send tax bills to:
Franklin American Mortgage
501 Corporate Center Drive, Su
Franklin, TN 37067

Map 142-2 Parcel 4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lane A. Garner

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Tony L. Johnston

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 4 on the Plan of Cross Timbers, Section 1, of record in Plat Book 3700, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lane A. Garner by Warranty Deed dated February 20, 1995 and of record in Book 9603, page 169, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 7476 Highway 70 South, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 26th day of June, 2006.

Lane A. Garner

Lane A. Garner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Lane A. Garner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 06/26/06.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006