OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 07/12/06 13:49 3 pgs
Fees:18.00 Taxes:277.50

20060712-0083926

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF July, 2006.

NOTARY PUBLIC

My Commission expires: 4-2-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

DAVID VINCENT, ATTORNEY, 17 SYCAMORE COURT, ANTIOCH, TENNESSEE 37013

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John D. Johnson, et ux	NO MORTGAGE ESCROW	Map 69
(NAME) 1527 Ferguson Avenue	(NAME) SEND TAX BILLS TO:	Parcel 29
(ADDRESS) Nashville, TN 37212	(ADDRESS) **SAME**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we John H. Otey, Jr. and wife, Bettye G. Otey,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John D. Johnson and wife, Margaret Ann Johnson,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED SHEET MARKED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION OF PROPERTY CONVEYED

This is unimproved ( ) improved (X) property, known as

3871	Abernathy Road	Nashville,	TN	37218
(House Number)	(Street)	(City)	(State)	(Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 7th day of July, 2006.

JOHN H. OTEY, JR.

BETTYE G. OTEY

INDIVIDUAL ACKNOWLEDGMENTS:

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 John H. Otey, Jr. and wife, Bettye G. Otey, _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of July, 2006.

GWENDOLYN M. THOMAS BEARLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires:
5-23-09

Gwendolyn M. Thomas Bearley
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Certain tracts or parcels of land situated in the 23rd Civil District of Davidson County, Tennessee, bounded and described as follows: Beginning at the S.W. corner of the tract of land formerly owned by Mrs. Elizabeth Abernathy, and runs thence S. 88-1/2 deg. East with Hydes's line 21-1/4 poles to a stake; thence North to the center of White's Creek; thence down said creek with its meanderings to a black oak, Felix Abernathy Northeast corner; thence S. 1-3/4 deg. East with the lines of Felix Abernathy, L. Abernathy and William Hyde 98-5/10 poles to the beginning and containing fifteen acres and ninety four poles.

Also the following road bed: Beginning at a point in the center of the Hyde's Ferry Turnpike, the southwest corner of the colored school lot, and runs thence with the line of said school lot North 42-1/4 deg. East, passing the northwest corner of said school lot at 19 poles, in all 27-6/10 poles to a stake in the West boundary line of the above tract 2-52/100 poles, North of the S.W. corner of said tract; thence with said West boundary line North 1-1/4 deg. West 1-12/100 poles to a stake; thence South 42-1/4 deg. West 28-4/10 poles to the center of said turnpike; thence with the center of said turnpike South 47 1/4 deg. East 73/100 poles of 12 feet to the beginning, containing twenty and forty-four hundredths square poles (20-44/100) and being a parcel of land twelve feet wide, extending from the above described tract to the Hyde's Ferry Turnpike.

Being the same property conveyed to JOHN H. OTEY, JR. by deed from MATTIE LOUISE SEWELL AND MARY ELIZBAETH MARTIN, of record in Book 5550, page 685, dated December 31, 1979, said Register's Office.