Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 14:28 2 pgs
Fees:13.00 Taxes:610.13
20060810-0098774

DEBORAH M. PAUL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$164,900.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2006.

Notary Public

My commission expires: 3/23/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David S. Johnson **Margaret R. Johnson**	Pinnacle National Bank	**Map 085-11, Parcel 018.00**
3053 Edgemont Drive	211 Commerce Street #300	
Nashville, TN 37214	Nashville, TN 37201	

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, WE,

Gerrald T. Bales and wife, Karin S. Bales

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

David S. Johnson and wife, Margaret R. Johnson

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:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Stanford Country Club Estates, Section Three, of record in Plat Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof. Said lot No. 120 fronts 192 feet on the easterly margin of Edgemont Drive and extends back 231.34 feet on the broken northerly line * **Being the same property conveyed to Gerrald T. Bales and wife, Karin S. Bales by Deed from Troy W. Bates and Christine S. Bates, husband and wife, of record in Book 11000, Page 434, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. The Plan of record in Book 2900, Page 67, said Register's Office, which Plan shows a 70 foot minimum building setback line from Edgemont Drive and a 10 foot easement for public utility purposes along the northerly side and rear lines. An easement for overhang along the northerly front corner of said lot; Easment for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5180, Page 913, said Register's Office.

This is Improved (__X__) Unimproved (____) property, known as: **3053 Edgemont Drive, Nashville, TN 37214**

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 **31st** day of **July, 2006.**

G. T. Bales
Gerrald T. Bales

Karin S. Bales
Karin S. Bales

* and 185.75 feet on the southerly line to a deadline in the rear, measuring 205 feet thereon.

** erroneously referred to as page 57 in a prior conveyance.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gerrald T. Bales and Karin S. Bales ,** the bargainors, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, this **31st** day of **July, 2006.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.