Davidson County DEEDWARR
Recvd: 10/10/06 10:24 1 pgs
Fees:13.00 Taxes:739.63

20061010-0125748

WARRANTY DEED

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2008

DESOTO-H06265

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00 .

Billy Bragg
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF September, 2006.

(Affix Seal) Notary Public

My Commission Expires: 11-22-08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

~~After Recording Return to:~~
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven Anthony DeSoto	New Owner	105-5-500
850 West Argyle Avenue		
Nashville, TN 37203		

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, I/we, MATTHEW W. JOHNSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~STEVEN ANTHONY DESOTO~~ *** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*** Steve Desoto, A Single Man

Land in Davidson County, being Lot No. 27 on the Plan of Fairview Addition to Nashville, as of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew W. Johnson by Warranty Deed from MBHD, LLC, recorded August 27, 1999. in Book 11638, Page 410, in the Register's Office of Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 850 West Argyle Avenue, Nashville, Tennessee 37203 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 25th day of September, 2006 :

Matthew W. Johnson

Vickie Lynn Johnson

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named MATTHEW W. JOHNSON and VICKIE LYNN JOHNSON, MARRIED, the bargainor(s), 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 Sumner County, Tennessee, this 25th day of September, 2006.

Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 9/8/07