Davidson County DEEDWARR
Recvd: 12/12/06 09:07 2 pgs
Fees:13.00 Taxes:499.50

20061212-0153034

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00.

Robert B. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~30th~~ 1st day of ~~November~~ Dec., 2006.

Elizabeth M. Holt
Notary Public

Commission Expiration: 4-13-2007

ELIZABETH M HOLT NOTARY PUBLIC GWINNETT COUNTY, GA

ADDRESS OF NEW OWNER:
Douglas Johnson
1619 6th Avenue South
Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
081-080/489.00

WARRANTY DEED

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,

Robert B Johnson, Married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Johnson, Unmarried

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 part of Lot No. 30 and part of Lot No. 31, both in D. T. McGavock's Homestead Addition to Nashville, as of record in Book No. 57, Page 9, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 and said part of Lot No. 31 adjoin and together front 36 feet on the westerly side of 6th Avenue, North and runs back between parallel lines 175 feet to an alley, and further described as follows: Being the northerly 14 feet of Lot No. 30 and the southerly 22 feet of Lot No. 31 in said Addition beginning in the westerly margin of 6th Avenue, North at a point 36 feet North from the line between Lot No. 29 and 30 in said Addition; thence north with said westerly margin of 6th Avenue, North, 36 feet; thence westerly and parallel with the line between Lot 29 and 30 as aforesaid 175 feet to the easterly line of an alley; thence with said southerly 36 feet; thence easterly 175 feet to the place of beginning.

Being the same property conveyed to Robert B Johnson on 02/21/2006, by deed from Hugh E Brooks, Jr and wife, Grace Howard-Brooks, filed for record on 02/23/2006, in Instrument Number 20060223-0021276, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **1619 6th Avenue South Nashville, TN 37208**

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 hand this 30th day of November, 2006.

Robert B Johnson

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lawrenceville, GA ~~Tennessee~~ this 1st day of December, 2006.

Notary Public

Commission Expiration:

4-13-07

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration:

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