RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/05/07 10:49 2 pgs
Fees:13.00 Taxes:407.00
20070205-0014682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2007.

NOTARY PUBLIC

My commission expires: My Commission E[illegible] 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristin Johnson 1523 McKennie Avenue Nashville, Tennessee 37206-2317	Same as new owner	MAP 083-02-0-239.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DAVID E. CLEMONS and wife, MARY F. CLEMONS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **TRISTIN JOHNSON, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Clark Heights, Section I, as of record in Book 2854, page 37, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of McKennie Avenue and runs back 154.4 feet on the westerly line and 154.2 feet on the easterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to David E. Clemons and wife, Mary F. Clemons by Warranty Deed from Verna B. Clark, of record in Book 4698, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 2854, page 37; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1523 McKennie Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 30th day of January, 2007.

David E Clemons 1-30-2007
DAVID E. CLEMONS

Mary F Clemons 1-30-2007
MARY F. CLEMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David E. Clemons and wife, Mary F. Clemons, 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 seal, this the 30th day of January, 2007.

Notary Public

My commission expires: My Commission Expires: December 12, 2010