WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

William D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2007

Patricia Nichols
Notary Public:

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William D. Johnson	NEW OWNER	Map 119
1952 Dunedin Drive		Group 62
Old Hickory, TN 37138		Parcel 036

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

Viola Inez Cook, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William D. Johnson and wife, Kellye S. 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. 47 on the Plan of Mertie Milwee Property, erroneously shown as Mertie Milwell in prior deed, of record in Book 2331, Page 117, Register's Office for said County.

Said Lot No. 62 fronts 75 feet on the south side of DeSoto Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Dan Cook and wife, Viola Inez Cook by deed from Dan Cook, of record in Book 4550, Page 18, dated April 26, 1971, Register's Office for said County. The said Dan Cook is now deceased.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 117, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 207 Desoto Drive, Nashville, TN 37210

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 16th day of March, 2007.

Viola Inez Cook
Viola Inez Cook

Davidson County DEEDWARR
Recvd: 03/19/07 12:46 2 pg
Fees:13.00 Taxes:333.00

20070319-0032964

FILE BOX 45

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 Inez Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2007.

My Commission Expires: 1/4/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.