6

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $224,500.00

Affiant

Subscribed and sworn to before me
This 16th day of March, 2007

Notary exp: 11/22/2010

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address of new owners:	Send tax bills to:	Map & Parcel:
1701 Sevier Street Nashville, TN 37206	Shore Mortgage Suite 300 770 South Adams Road Birmingham, Michigan 48009	94-2-81

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Bryan J. Johnson, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sarah Squires, 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 Lot(s) 82, as shown on the map entitled United Electric Railways Addition to Nashville, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRYAN J. JOHNSON, by deed from STEPHEN M. WILSON AND WIFE, CYNTHIA L. WILSON, of record as Instrument No. 20040729-0090836, dated July 23, 2004, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1701 Sevier Street Nashville, TN 37206**

OR The property is unimproved.

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, his 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 03/22/07 12:30 2 pgs
Fees:13.00 Taxes:830.65
20070322-0034915

Witness my hand this 16 day of March, 2007.

Bryan J. Johnson

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 Bryan J. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 16 day of March, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007