THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1069

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Property Address: 1135 Ardee Ave, Nashville, TN 37216

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patricia A. Johnston and Joseph A. Johnston, married** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Erin Schork, unmarried, and Lee Bridges, unmarried, as Joint Tenants with the Right of Survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Situated in Davidson County, Tennessee being Lot No. 16 of Block "C" on the resubdivision of Sunnymeade as of record in Plat Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet each on the northerly side of Ardee Avenue and runs back between lines 224.1 feet on the westerly line and 226.6 feet on the easterly line to a dead line measuring 50 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plat of record in Plat Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Dev, dated November 15, 2006, and recorded November 21, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20061121-0144510.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $133,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Davidson County DEEDWARR
Recvd: 04/11/07 10:15 2 pgs
Fees:13.00 Taxes:495.43

20070411-0043210

JAI

WITNESS Grantors' hands this 29th day of March, 2007.

Patricia A. Johnston {Seal}

Joseph A. Johnston {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 29th day of March, 2007, before me the undersigned officer, personally appeared Patricia A. Johnston and Joseph A. Johnston, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Erin Schork and Lee Bridges
1135 Ardee Avenue
Nashville, TN 37216

MAP AND PARCEL NO: 61-15-91

SEND TAX STATEMENTS TO:

New Owner

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $133,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 29 day of March, 2007.

Notary Public
My Commission expires: 3/24/08

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 2