Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $66,486.66

Affiant

Subscribed and sworn to before me, this 25th day of May, 2007.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 06/07/07 14:24 2 pgs
Fees:13.00 Taxes:246.00
20070607-0068489

Address of New Owner:	Send Tax Bills to:	Tax Information
Gina Haining	New Owner	Map 72-09 Parcel 163
922 Spain Avenue		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlos Johnson**, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gina Haining** , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 34 on the Map of Bush Spain's Subdivision, of record in Book 161, page 129, said Register's Office.

Said part of said lot fronts 50' on the southerly side of Spain Avenue and runs back between parallel lines 165' to a dead line.

Being the same property conveyed to Carlos Johnson, unmarried by deed from David Wayne Stevens and wife Betty Sue Stevens of record in Instrument 200112060134655, said Register's Office, dated November 30, 2001.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1) and (4) unless a satisfactory survey and inspection of the premises is made.

(1) Rights of claims and parties in possession not shown by the public records;

(2) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

(3) Taxes or special assessments which are not shown as existing liens by the public records;

(4) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 2) Taxes for the year 2007, a lien, not yet due & payable. 3) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 4) All matters shown on the Plan of record in Book 161, page 129, said Register's Office.

This property is improved property known as 922 Spain Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 25th day of May, 2007.

Carlos Johnson
By: Danielle Griggs
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On May 25, 2007, before me personally appeared, Danielle Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carlos Johnson, and who acknowledged that he executed the same as the free act and deed of Carlos Johnson.

Witness my hand, at office, this 25th day of May, 2007.

Notary Public

My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2007050453