BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF **JULY, 2007.** Notary Public MY COMMISSION EXPIRES: 1-26-09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM JOHNSON, ET UX	OWNER	**117-04-0-250.00**
(NAME) 1819 CAPERS AVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, CAROL T. VANEK, SURVIVING TENANT BY THE ENTIRETY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JOHNSON AND WIFE, CATHY 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 part of Lots 105 and 106 of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning at a point at the edge of the sidewalk and block wall at the westerly margin of the right of way of Oakland Avenue, said iron pin being 125'± From the intersection of Oakland Avenue and Wildwood Avenue right of way, thence N 79° 29' 22" W 160.39' to an iron pin set in the easterly margin of an unknown alley, thence N 11° 21' 42" E 50.00' to an iron pin set in the easterly margin of an unknown alley said iron pin being 75.00'± from the southerly right of way of Wildwood Avenue, thence S 79° 29' 09" E 160.89' to an iron pin set at the edge of the sidewalk and block wall in the westerly margin of the right of way of Oakland Avenue said iron pin being 75.00± from the intersection of Oakland Avenue and Wildwood Avenue right of way, thence S. 11° 55' 50" W 50.00' to the point of beginning. Containing 8030.44 Sq. Ft. ± or 0.1844 of an Acre ±, According to an unrecorded survey by William B. Perkins, Tennessee Registered Land Surveyor, No.2163, dated May 23, 2007.

Being part of the same property conveyed to Henry G. Vanek and wife, Carol T. Vanek from William Preston Walker and wife, Mamie R. Walker by deed of record in Book 4615, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 07/24/07 08:36 2 pgs
Fees:13.00 Taxes:814.00

20070724-0087519

Unimproved (X)
This is improved( ) property, known as **2803 OAKLAND AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th DAY OF **JULY, 2007**.

Carol T. Vanek
CAROL T. VANEK

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 **Carol T. Vanek**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee this 30 DAY OF **JULY, 2007**.

Commission expires: **SEPTEMBER 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public