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This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007020049

Davidson County DEEDWARR
Recvd: 09/20/07 09:40 2 pgs
Fees:13.00 Taxes:70.30
20070920-0112494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$19,000.00**

Sworn to and subscribed before me this 18th day of September, 2007.

Affiant

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Donald F. Johnson 1401 Stainback Avenue Nashville, TN 37207	New Owner 1009 Lockwall Court Chapmansboro, TN 37035	07115023000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erna C. Smith, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald F. Johnson**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 73 & 74 on the Plat of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County. Said Lots adjoin and front together 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines, Lot No. 74 running back along the northerly margin of Marie Street, 175 feet to an alley. Description taken from prior Deed.

Being the same property conveyed to Oliver N. Smith and wife, Erna C. Smith by Warranty Deed from Carrie B. Hanks, a widow and single person, being the sole surviving heir-at-law of Vernon L. Hanks, deceased, recorded on the 29th day of October, 1982 in Deed Book 5957, Page 229, in the Register's Office of Davidson County, Tennessee. The said Oliver N. Smith having since died on July 26, 1995 leaving Erna C. Smith as surviving tenant by the entirety.

This conveyance is made subject to: Plan of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is unimproved property known as **1401 Stainback Avenue, Nashville, TN 37207.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of September, 2007.

Erna C. Smith

Erna C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Erna C. Smith**, the within named bargainor, 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, at office, this 18th day of September, 2007.

Kathy J. Byers

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY