PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/16/07 13:41 3 pgs
Fees:18.00 Taxes:149.11

20071016-0122705

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of October, 2007, by and between SHIRLEY C. TOWNS, 1/2 INTEREST, and BARBARA C. KLEIN, 1/2 INTEREST AND BARBARA C. KLEIN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED, hereinafter called Grantors, and BARBARA C. KLEIN, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SHIRLEY C. TOWNS, 1/2 INTEREST, and BARBARA C. KLEIN, 1/2 INTEREST AND BARBARA C. KLEIN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED, as Grantors, do hereby bargain, sell, transfer and convey unto BARBARA C. KLEIN, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference. This is unimproved property known as 611 HAMILTON AVENUE, NASHVILLE, TENNESSEE 37203.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Shirley C. Towns
SHIRLEY C. TOWNS
Signature of Seller

Barbara C. Klein
BARBARA C. KLEIN
Signature of Seller

Barbara C. Klein, personal representative
BARBARA C. KLEIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **SHIRLEY C. TOWNS**, 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 Madison, Tennessee, this 5TH day of October, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **BARBARA C. KLEIN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH EDWARD JOHNSON, DECEASED,** 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 Madison, Tennessee, this 5TH day of October, 2007.

Howard M. Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:
Barbara C. Klein
P.O. Box 4
Orlinda, TN 37141

Person Responsible for Taxes:
Same

Property Address: 611 Hamilton Avenue, Nashville, TN 37203

Map & Parcel #: MAP 105-07, PARCEL 245

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $40,300.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara C. Klein
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 5th day of October, 2007.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT "A"

BEING Lot No. 8 of block 9 on the Plan of W.D. Hamilton's Subdivision of Block No. 9 of the Hamilton Lane, as of record in Book 421, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Hamilton Avenue and runs back between parallel lines 162-1/2 feet to an alley.

BEING a portion of the same property conveyed to Shirley C. Towns and Joseph E. Johnson, by Deed from Elizabeth Eastland, of record in Book 5696, page 795, Register's Office for DAVIDSON County, Tennessee. The said Joseph E. Johnson since died on November 16, 2005, testate and unmarried, leaving a paperwriting dated June 21, 2004, which was submitted to probate as his Last Will & Testament on January 20, 2006, Seventh Circuit Court, Davidson County, Tennessee, making Barbara C. Klein the devisee under the Last Will & Testament of Joseph Edward Johnson.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 105-07, PARCEL 245).
2. All matters as set forth on the Plat of record in Book 421, page 91, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.