WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — CARA MONA WHITE — DAVIDSON COUNTY, TENN. — My Commission Expires JAN. 26, 2008

O-MFR-07-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Frances Rudy	Mary Frances Rudy	
2012 21st Avenue South (ADDRESS)	2012 21st Avenue South (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	105-9-222

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOMER G. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF A.B. HILL'S SUBDIVISION OF PLANT LANDS, OF RECORD IN BOOK 332, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 4 FRONTS 51 FEET ON THE EASTERLY SIDE OF 12TH AVENUE SOUTH, FORMERLY KAYNE AVENUE, AND RUNS BACK 150 FEET ON THE NORTHERLY LINE AND 154 FEET ON THE SOUTHERLY LINE, WITH THE NORTHERLY MARGIN OF THORNTON AVENUE, TO AN ALLEY ON WHICH MEASURES 54.5 FEET. INCLUDED IN THIS CONVEYANCE, BUT EXCLUDED FROM THIS DESCRIPTION IS THE PROPERTY CONVEYED TO THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY AS DESCRIBED IN THE DEED OF RECORD IN BOOK 4824, PAGE 549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HOMER G. JOHNSON, MARRIED BY WARRANTY DEED FROM JOHARI HOLDEN BANKSTON, UNMARRIED RECORDED AUGUST 21, 2002 IN INSTRUMENT NO. 20020821-0101413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR. HOMER G. JOHNSON IS A/K/A HOMER J. JOHNSON SR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2016 12th Avenue South, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

Davidson County DEEDWARR
Recvd: 01/03/08 10:46 2 pgs
Fees:13.00 Taxes:414.40

20080103-0000606

Witness my/our hand(s) this 27th day of December, 2007.

Homer A. Johnson Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Homer A. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of December, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903