After recording return to:

Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204

(1)

Davidson County DEEDWARR
Recvd: 01/09/08 14:38 2 pgs
Fees:13.00 Taxes:539.55

20080109-0002851

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of January, 2008, by and between Charles R Johnson, married and Beverly Graves, married, party of the first part, and Bangally Sankans and Nyima Touray,married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 244 on the Plan of Forest View Park Subdivision, Section 8, recorded in Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Charles R. Johnson and Beverly J. Graves, by virtue of that certain Cash Deed dated September 26, 2007, at Instrument No. 20071003-0117796 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6569, Page 290; Book 6569, Page 294; Book 7079, Page 472: Book 7235, Page 411 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

Robin Johnson and Charles E. Graves join in this conveyance for the sole purpose of conveying their marital interest, if any, in the subject property.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles R Johnson

Beverly Graves

Robin Johnson

Charles E. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charles R Johnson, Robin Johnson, Beverly Graves and Charles E. Graves, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2008.

Notary Public

My Commission Expires: 1/25/2008

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Property Owner & Address: Bangally Sankans and Nyima Touray
1412 Calais St
Antioch, TN 37013

Tax Parcel No 150090A09000CO

Property Address: 1412 Calais Street
Antioch, TN 37013

MAIL TAX
BILLS TO: Same

Firm File #: 20071206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,825.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of January, 2008.

Notary Public

My Commission Expires: 1/25/2008

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY