THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27038-09-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $1,663,000.00. Affiant Subscribed and sworn to before me this 29th day of January, 2008. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frederic W. Reisner Sarah H. Reisner 712 Westview Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 130-07-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bratschi C. Johnston, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederic W. Reisner and wife, Sarah H. Reisner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Crews Johnston, III., spouse of **Bratschi C. Johnston**, hereby joins in the execution of this instrument to convey any marital interest he may have in subject property.

This is improved property located at 712 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2008.

Bratschi C. Johnston

Crews Johnston, III.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bratschi C. Johnston and Crews Johnston, III.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 28, 2011

Davidson County DEEDWARR
Recvd: 02/01/08 15:07 2 pgs
Fees:13.00 Taxes:6153.10

20080201-0010831

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 185-A and the northerly half of Lot No. 185-B on the Resubdivision of parts of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 185-A and the northerly half of Lot No. 185-B together front 150 feet on the easterly side of Westview Avenue and extends easterly along parallel lines 300 feet, more or less, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Bratschi C. Johnson, married by Quitclaim Deed dated October 11, 2002 from Gerald G. Patterson, Trustee of record in Instrument No. 20021016-0127059, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

