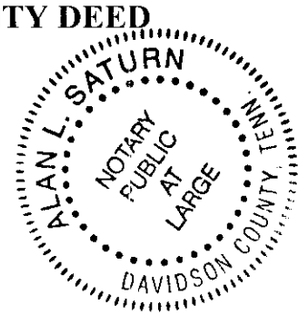
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/03/08 11:38 2 pgs
Fees:13.00 Taxes:152.25
20080303-0020774

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45660

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,148.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitch Johnson	GreenBank	092-05-0-132
P. O. Box 68315	250 West Broadway	
Nashville, TN 37206	Gallatin, TN 37066	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Giachery Lizarraga, Trustee, with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitch Johnson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 50 feet of the northerly 100 feet of the westerly part of Block 31, on the resubdivision of Midway Plan, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the southeast corner of the intersection of 33rd Avenue North and Albion Street, (formerly Eden Street), thence easterly with the south margin of Albion Street 150 feet to an alley; thence southerly along said alley 50 feet to a point; thence westerly, parallel to the south margin of Albion Street 150 feet to the east margin of 33rd Avenue North; thence with the east margin of same northerly 50 feet to the point of beginning.

Being part of the same property conveyed to Giachery Lizarraga, Trustee, with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary, by Warranty Deed from Phase 10 Property Management, LLC, of record in Instrument No.: 20071022-0125073, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, page 11, Register's Office for Davidson County, Tennessee, and application to split parcels in Instrument Number 20070118-0007390, and any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 944 33rd Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness ___my/our____ hand(s)_____this 29th day of February, 2008

Giachery Lizarraga, Trustee

, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Giachery Lizarraga, Trustee with full power, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2008

Notary Public

My Commission Expires: 7/24/2010

L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.