Davidson County DEEDQC
Recvd: 04/04/08 15:41 4 pg
Fees:23.00 Taxes:418.47
20080404-0034571

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $113,100.00

Affiant

Subscribed and sworn to before me on this the 21 day of April, 2008.

Notary Public

My Commission Expires: May 23, 2009

My Commission Expires MAY 23, 2009

This instrument prepared by:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Bradley Johnson
2501 Nolensville Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same as New Owner

Map/Parcel: 05811011000

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, the STATE OF TENNESSEE ("GRANTOR"), does hereby quitclaim and convey unto BRADLEY JOHNSON (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 117 Hodge Court, Nashville, Davidson County, Tennessee 37218.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

SEE ATTACHED EXHIBIT B,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 24 day of April, 2008.

GRANTOR:

STATE OF TENNESSEE

By: _____

John C. Zimmermann
Assistant District Attorney General
222 Third Avenue North, Suite 500
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , John C. Zimmermann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant District Attorney General of the State of Tennessee, the within named bargainor, and that he as such Assistant District Attorney General executed the foregoing instrument for the purposes therein contained, by signing the name of the State of Tennessee by himself as such Assistant District Attorney General.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 24 day of April, 2008.

_____
Notary Public

My Commission Expires: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Royal Hills, Section 2, as of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property forfeited to the State of Tennessee by Judgment of Forfeiture of record in Instrument Number 20070525-00662696, and Order of record in Instrument Number 20070525-0062692, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Davidson W. Huddleston, unmarried, by deed from Dorris Eugene Holman and wife, Lenora A. Holman, of record in Book 9269, Page 338, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. City and/or County Taxes for the year 2008 and subsequent years. A lien, not due or payable.

2. All matters shown on the Plan of record in Book 4660, Page 122, Register's Office for Davidson County, Tennessee.

3. All matters, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of Royal Hills Subdivision, Section II and II of record in Book 4950, Page 530, Register's Office for Davidson County, Tennessee, but omitting any covenants, condition or restrictino, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. The Davidson County Tax Maps indicate that the buildings on Lot 150 encroach over and onto adjoining Lot 149, and also the buildings on Lot 151 encroach over and onto adjoining Lot 150.

5. All disbursement requirements including, without limitation, deposit of proceeds with the Criminal Court Clerk for Davidson County, Tennessee, as stated in the Order of record in Instrument Number 20070525-0062692, Register's Office for Davidson County, Tennessee.

6. Judgment of Forfeiture of record in Instrument Number 20070525-0062696, Register's Office for Davidson County, Tennessee.