THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Gateway Funding
378 Franklin Rd. Ste 238
Brentwood, TN 37027

MAP PARCEL NUMBERS
149-08-0-201.00

Davidson County DEEDWARR
Recvd: 06/18/08 11:44 2 pgs
Fees:13.00 Taxes:297.05

20080618-0062715

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of May, **2008**, by and between **A.L. Maloney, as Trustee for the benefit of the 613 Allison Court Land Trust**, party of the first part, and **Cindy J. Johnson**, Unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$80,285.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot 30A on the Plan of Edge-O-Lakes, Section 21, Zone Lot Division Lot Nos. 10-16 & 18-43, as of record in Book 5200, Page 577 and as amended in 6250, Page 111 and in Book 6900, Page 526 and by Surveyors C & C of record in Book 7351, Page 609, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to 613 Allison Land Trust of which A.L. Maloney is Trustee, by Quitclaim Deed from Harold R. Leach, of record in Instrument No. 20070319-0033141, Register's Office, Davidson County, Tennessee, dated 03/12/07 and recorded 03/19/07.

The above referenced property is also known as 613 Allison Court, Nashville, TN 37217.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5200, Page 577, and as amended in Book 6250, page 111; Book 6900, page 526 and Surveyors C & C of record in Book 7351, page 609, of said Register's Office; and any and all zoning regulations, building restrictions, setback lines, homeowner's associations by laws, master deeds, easements, charters, right of ways for public utilities and any other purpose of record or not of record, etc., all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

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

A.L. Maloney, as Trustee for the benefit of the 613 Allison Court Land Trust

A L Maloney, Trustee
By: A.L. Maloney, Trustee

STATE OF Texas, COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared A.L. Maloney, as Trustee for the benefit of the 613 Allison Court Land Trust, to me known to be the person described in and who executed the foregoing instrument as the Trustee for the benefit of the 613 Allison Court Land Trust, and acknowledged that she executed the same with full and proper authority for the purposes therein contained as the Trustee for the benefit of the 613 Allison Court Land Trust.

WITNESS my hand and Notarial Seal at office this 29th day of May, **2008.**

My commission expires 2/10/2010

Diane Mathis
Notary Public

DIANE MATHIS
MY COMMISSION EXPIRES
February 27, 2010

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$80,285.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of May, **2008.**

Diane Mathis
NOTARY PUBLIC

My commission expires: 2/27/2010

PROPERTY ADDRESS:
613 Allison Court
Nashville, TN 37217

Name & address of new owner:
Cindy J. Johnson
613 Allison Court
Nashville, TN 37217

DIANE MATHIS
MY COMMISSION EXPIRES
February 27, 2010