Return to: File Box 9-B
First Title and Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file #27958

WARRANTY DEED

G-FCP-08-911

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ 385,900.00.

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY A. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Dace	Pinnacle National Bank (NAME)	
911 Lawrence Avenue	211 Commerce St. #300 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	105-13-309.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES GREG JOHNSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY MINTER, AN UNMARRIED WOMAN, AND APRIL DACE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NOS. 6 AND THE WESTERLY 10 FEET OF LOT NO. 7 ON THE MAP OF WALDKIRCH SUBDIVISION OF LOTS 8 AND 9 IN W.L.B. LAWRENCE PLAN, OF RECORD IN BOOK 421, PAGE 90, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 6 AND THE WESTERLY PART OF LOT NO. 7 FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF LAWRENCE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES GREG JOHNSON BY WARRANTY DEED FROM JONATHAN O. RODGERS AND WALTER RODGERS, JR., HEIRS AT LAW OF JEWELL RODGERS, DECEASED, RECORDED ON THE 15TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070315-0031849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 911 Lawrence Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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

Davidson County DEEDWARR
Recvd: 08/07/08 15:20 2 pgs
Fees:13.00 Taxes:1427.83
20080807-0081671

Witness my/our hand(s) this 31st day of July, 2008.

Charles Greg Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Greg Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903