PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 09/08/08 09:37 2 pgs
Fees:13.00 Taxes:814.00
20080908-0091515

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49545
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Matthew Johnson 5715 Vine Ridge Drive Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 10310007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lemeh Fananapazir and spouse, Karen Fananapazir**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Matthew Johnson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plano f Brookside Courts, Section 4, Addition No. 4 of record in Book 2083, page 59, Register's Office for said County.

Said Lot No. 71 fronts 136.1 feet on the southeasterly margin of Vine Ridge Drive and extends back 212.6 feet on the southerly line and 154.8 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Lameh Fananapazir and wife, Karen Fananapazir by warranty deed from Joseph B. Warner and wife, Cynthia B. Warner, dated Nov. 15, 2002 and recorded on Nov. 21, 2002 of record in Doc. No. 20021121-0144979, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083 Page 59, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vine Ridge Drive and a 10 foot easement for public utility purposes along the southerly line(s). Easement for sewer line of record in Book 2204, page 474, said Register's Office.

This is improved property, known as: 5715 Vine Ridge Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27 day of August, 2008.

Lemeh Fananapazir

Karen Fananapazir

State of Maryland
County of Allegany

On this 27th day of August, 2008 , before me the undersigned authority, personally appeared Lemeh Fananapazir and Karen Fananapazir , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Belinda A. Keller
Notary

My Commission Expires: April 1, 2009

State of Tenn
County of Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is 220,000.00.

Affiant

Sworn and subscribed before me this the 27th day of August, 2008

Diann M. Cathey
Notary Public

My Commission Expires: 2/28/2012