Davidson County DEEDWARR
Recvd: 11/03/08 13:08 2 pgs
Fees:13.00 Taxes:2497.50
20081103-0109216

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
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Christy Wilkins Ivey *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(GJ) Title No: 49446
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cynthia Ortale 101 Wentworth Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11611003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace Kane Johnson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia Ortale** 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 the northerly 20 feet of Lot No. 4, all of Lot No. 5 and the southerly 12 feet of Lot No. 6, Block "E", on the Map of Honeywood Subdivision of the Malone Estate, not of record, and described as follows:

BEGINNING at a point in the easterly margin of Sunnyside Drive, 20 feet south of the line between lots Nos. 4 and 5 of said Block; thence easterly, parallel to the line between said lots and 20 feet south of the same, 196 feet to the westerly margin of Royal Oaks Subdivision; thence with the margin of said Subdivision, northerly 132 feet to a point which is 12 feet north of the common corner of Lots 5 and 6 of said Block; thence westerly parallel to the line between Lots 5 and 6 and 12 feet north of the same, 196 feet, more or less, to the easterly margin of Sunnyside Drive; thence with the margin of same, southerly 132 feet to the beginning.

Being the same property conveyed to Grace Kane Johnson by Warranty Deed from Bruce I. Crabtree, Jr., and wife, Dorothy Fischer Crabtree dated July 21, 1998 and recorded on July 22, 1998 of record in Book 11030, page 447, Register's Office for Davidson County, Tennessee.

David E. Johnson spouse of Grace Kane Johnson joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years.

This is improved property, known as: 424 Sunnyside 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 31st day of October, 2008.

Grace Kane Johnson

David E. Johnson

State of TENNESSEE
County of DAVIDSON

On this 31st day of October, 2008 , before me the undersigned authority, personally appeared Grace Kane Johnson and David E. Johnson, 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.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $675,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2008

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public