WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/09 15:00 2 pgs
Fees:13.00 Taxes:741.85
20090106-0001380

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,500.00.**

Affiant

Subscribed and sworn to before me this 30th day of December, 2008

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jon Paul Johnson	SAME	081-08-0-505.00
69 Thompson Lane		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jon Paul Johnson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly part of Lots 137 and 139 on the plan of North Nashville Realty Company's Subdivision, of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said part of lots fronts 54 feet 7 inches on the South side of Foster Street and runs back between lines, 100 feet and along the west margin of an alley, Lot No. 141, on which it measures 53.7 feet.

Being the same property conveyed to Charles Walker, by deed from Ernest Jackson, Sr., on September 21, 2007, of record in Instrument Number 20070927-0115518, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-08-0-505.00.
- Subject to all matters as shown on the Plan of record in Book 21, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **507 Garfield Street, Nashville, TN 37208**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

WITNESS our hands this December 30, 2008.

Charles Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2008

My commission expires 8/10/10

Notary Public

