WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of December 2008 by and between Willie Lee Johnson Wilson, party of the first part, and Vanrine Peets, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee.

Being the southerly 2 feet of the easterly 32 feet of the westerly 64 feet of Lot No. 107 and the easterly 32 feet of the westerly 64 feet of Los Nos. 108 and 109 on the plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County.

Said part of Lot Nos. 107, 108 and 109 front 32 feet on the northerly side of Fain Street and runs back between parallel lines, 72 feet to a dead line.

Being the same property conveyed to JAMES E. Johnson and wife, Willette Farris Johnson by Deed of record in Book 5205, Page 535, Register's Office for Davidson County, Tennessee. The said Willette Farris Johnson died intestate on July 31, 1979. The said James E. Johnson died intestate on January 15, 1995. The said Willette Farris Johnson and James E. Johnson were survived by their daughter and only heir at law, Willie Lee Johnson Wilson. Referenced is hereby made to Affidavits of Heirship recorded at Instrument Number 20080829-0089019 and Instrument Number 20080829-0089020 the Register's Office of Davidson County, Tennessee.

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

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for 2008 City and County taxes not yet due and payable, subdivision restrictions, easements and buildings lines of record, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signatures of the said parties of the first part on the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20090022935 DEEDWARR
Recvd: 04/06/09 15:54 3 pgs
Fees:18.00 Taxes:59.20
20090406-0031470

Willie Lee Johnson Wilson

Willie Lee Johnson Wilson

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th, day of December before me personally appeared Willie Lee Johnson Wilson to me known to be the persons described in and who executed the foregoing instrument, and who acknc vledged the execution of the same to be their free act and deed.

WITNESS my hand and Notarial Seal this 15th day of December, 2008

SCOTTIE O. WILKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 4, 2012

STATE OF TENNESSEE,
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $16,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vanrine Peets

Affiant

Subscribed and sworn to before me this the day 15th day of December 2008.

MY COMMISSION EXPIRES APRIL 4, 2012

Notary Public

My Commission Expires: MY COMMISSION EXPIRES AP

SCOTTIE O. WILKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

The following information is a part of this Deed.

Property Address:	44 Fain Street Nashville, Tennessee 37228
Parcel I. D. #:	09316006900
New Owner:	Vanrine Peets 469 Ponder Place Nashville, Tennessee 37228

THIS INSTRUMENT PREPARED BY: SCOTTIE O. WILKES, ATTY., 301 Washington Ave., Suite 202, Memphis, Tennessee 38103

Mail Tax Notice: Vanrine Peets
469 Ponder Place
Nashville, Tennessee 37228