STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2009.

Notary Public
MY COMMISSION EXPIRES: 8/21/12
File No. G9-7598D

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090047993 DEEDWARR
Recvd: 07/16/09 11:10 2 pgs
Fees:13.00 Taxes:621.23
20090716-0066717

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Arnold L. Mahlum, Jr., married (NAME)	USAA Federal Savings Bank (NAME)	25-12-63
302 Moss Trail (STREET ADDRESS)	10750 McDermott Freeway (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Antonio TX 78288 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Lisa J. Timmons, devisee for The Estate of Lennis Rose Johnson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arnold L. Mahlum, Jr. and Mai B. Mahlum, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION 2, as shown by plat of record in Plat Book 1434, Page 120, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 19 fronts 100 feet on the west side of Moss Trail Road, runs back 349.6 feet on the south line and 425.1 feet on the north line, and shows 150 feet on the rear line.

BEING the same property conveyed to L. Kenneth Johnson and Lennis Rose Johnson, husband and wife from W.C. Moncrief and Company, Inc., by installment Deed dated August 18, 1950, in Book 1847, Page 364, in the Register's Office for Davidson County, Tennessee.

L. Kenneth Johnson has since died on December 21, 1996, vesting sole ownership in Lennis Rose Johnson as surviving tenant by the entirety. The Said Lennis Rose Johnson having since died testate on May 21, 2008. Pursuant to the terms of the Last Will and Testament of Lennis R. Johnson as probated in Docket No. OP935, Seventh Civil District, Davidson County, Tennessee, Lisa J. Timmons was the sole devisee of the Estate. Said Estate has since closed and Lisa J. Timmons, both as Executrix and individually, is signing to convey any and all interest she may have in subject property.

Lennis Rose Johnson, Lennis Price Johnson, and Lennis R. Johnson is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of (s) is signed by his/her duly appointed Attorney-in-fact (s), pursuant to the Power of Attorney recorded in Book ___, page ___, said Register's Office.

This is improved property, known as 302 Moss Trail, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 26th day of June, 2009.

THE ESTATE OF LENNIS PRICE JOHNSON

By: X _____ June 26, 2009
Lisa J. Timmons, Devisee — Date

X _____ June 26, 2009
Lisa J. Timmons

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lisa J. Timmons, the bargainor(s), 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 26th day of June, 2009.

My Commission Expires: 3/20/10

_____
Notary Public

Notary Seal present, but could not be reproduced.

STATE OF Tennessee

COUNTY OF Davidson }

Bill Garrett
Davidson County Register of Deeds

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lisa J. Timmons, Devisee for The Estate of Lennis Rose Johnson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 2009.

My Commission Expires: 3/20/10

_____
Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066