State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $295,000.00

Affiant

Subscribed and sworn before me this 20th day of October, 2009.

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090073024 DEEDWARR
Recvd: 10/27/09 15:51 2 pgs
Fees:13.00 Taxes:1091.50
20091027-0099227

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
John M. Johns
5037 Granny White Pike
Nashville, TN 37220

Improved Property known as:
413 East Iris Drive
Nashville, TN 37204

MAP 118-11 PARCEL 117

Send tax bills to:
New Owner

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jerry M. Roberts

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

John M. Johns and wife, Florene C. Johns

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot Number 11 of Block "G" on the Map of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry M. Roberts by Quitclaim Deed from Anna M Grupke dated 12/6/01 of record in Instrument Number 20011219-0139945, Register's Office for Davidson County, Tennessee.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 1130, page 36, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **20th day of October, 2009**

Jerry M. Roberts

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Jerry M. Roberts,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/she/they** executed the within instrument for the purposes contained.

Witness my hand and official seal this **20th day of October, 2009**

My Commission Expires:

3-20-10

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY